

RETAIL FOR LEASE

WEST LAKE HOUSTON CENTER

7506 FM 1960 E, Humble, TX 77346



PRICE PER UNIT: -

AVAILABLE SF: 2,125 - 5,528 SF

LEASE RATE: \$25.00 SF/Yr (NNN)

LOT SIZE: 5.5 Acres

BUILDING SIZE: 51,824 SF

YEAR BUILT: 1996

MARKET: Humble

SUB MARKET: Atascocita

CROSS STREETS: FM 1960 E & West Lake Houston
Parkway

PROPERTY OVERVIEW

KW Commercial is proud to present a second generation restaurant space in a highly visible and extremely dense location. It is located right at the intersection of FM 1960 E and West Lake Houston Parkway. There is very little vacancy left in this building.

PROPERTY FEATURES

- Great Restaurant Opportunity
- Highly visible location
- Extremely dense and Populated area
- Very little vacancy left
- Lots of Businesses in the area for Synergy

KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

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RACHEL BARZILAY
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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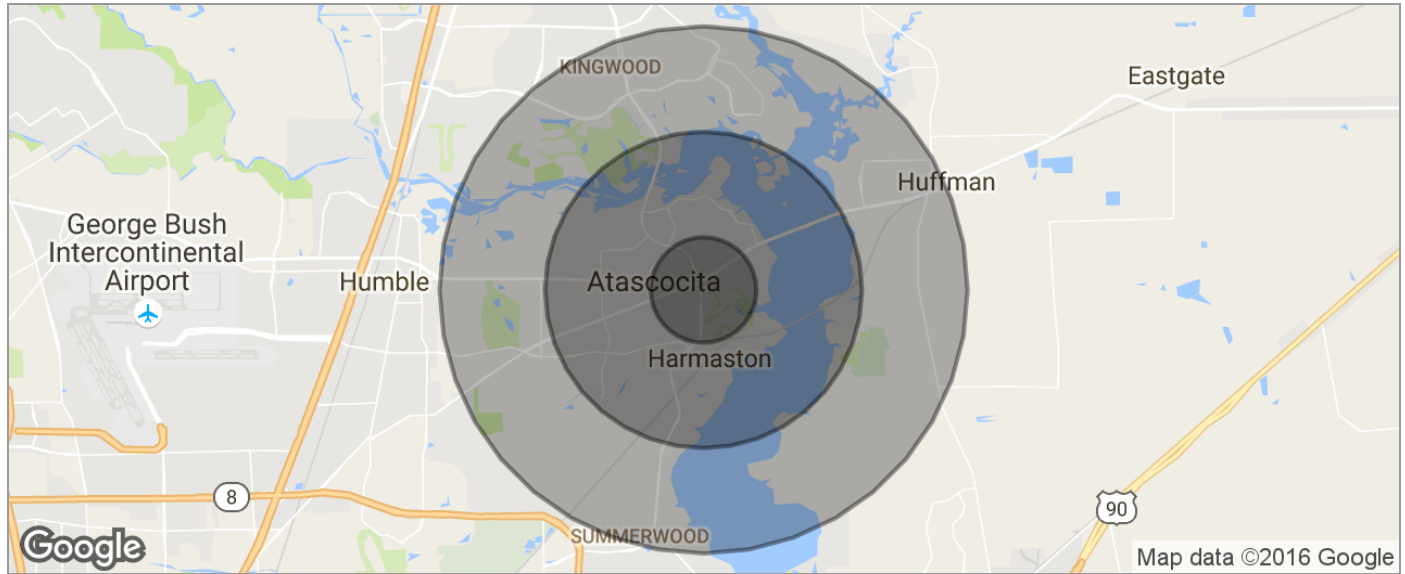
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,650	49,242	105,296
MEDIAN AGE	33.3	34.4	35.7
MEDIAN AGE (MALE)	32.6	33.7	35.0
MEDIAN AGE (FEMALE)	33.7	34.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,185	16,599	35,708
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$103,744	\$110,219	\$112,614
AVERAGE HOUSE VALUE	\$184,432	\$213,889	\$213,095
RACE	1 MILE	3 MILES	5 MILES
% WHITE	78.5%	79.3%	79.6%
% BLACK	11.9%	11.5%	11.0%
% ASIAN	2.5%	2.7%	2.9%
% HAWAIIAN	0.3%	0.3%	0.3%
% INDIAN	0.8%	0.6%	0.4%
% OTHER	3.6%	3.3%	3.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	19.5%	18.1%	18.3%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Restaurant Space For Rent	Restaurant	\$25.00 SF/YR	NNN	5,528 SF	VACANT
Retail Space for lease	Street Retail	\$25.00 SF/YR	NNN	2,125 SF	SUB-LEASE

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