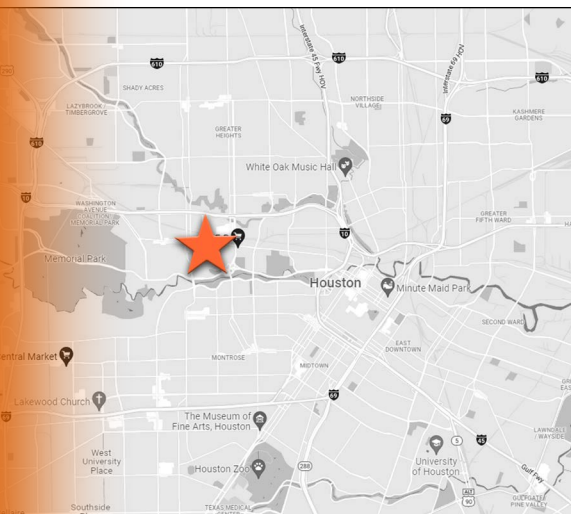


WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007

PROPERTY INFORMATION:

- 3,446 SF End Cap Space Available w/ covered patio
- 2nd Generation Restaurant space fully built out
- Minutes from I-10 Katy Freeway
- Free customer parking in adjoining garage
- Great Visibility
- High Density Area
- 10 minutes from CBD
- Lease Rate: \$40.00 PSF + \$15.50 PSF NNN 's



SCAN ME

Contact: **Bobby Orr**
832.428.8595



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007

Demographics:

1 Mile Radius

2021 Population: 30,241

2026 Proj. Population: 37,684

Total Daytime Pop: 34,952

Avg HH Income: \$169,813

2 Mile Radius

2021 Population: 88,336

2026 Proj. Population: 104,755

Total Daytime Pop: 100,710

Avg HH Income: \$163,572

3 Mile Radius

2021 Population: 190,393

2026 Proj. Population: 223,005

Total Daytime Pop: 311,187

Avg HH Income: \$147,135

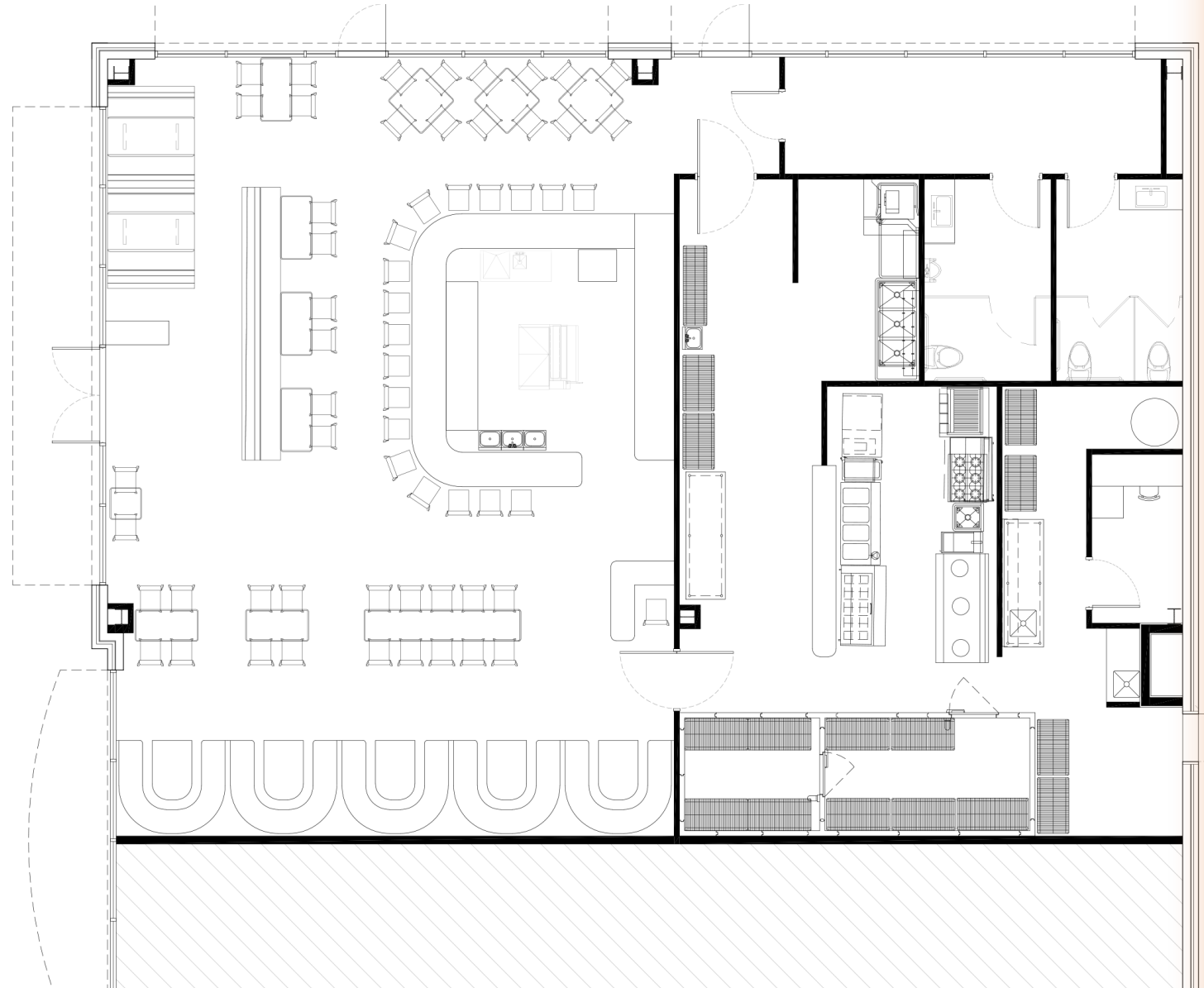
5 Mile Radius

2021 Population: 482,954

2026 Proj. Population: 541,391

Total Daytime Pop: 808,188

Avg HH Income: \$132,826



Bobby Orr
832.428.8595

SCAN ME

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007



Traffic Counts:

Washington Avenue:

19,560 VPD (Kalibrate 2021)

Shepherd Drive:

21,952 VPD (Kalibrate 2021)

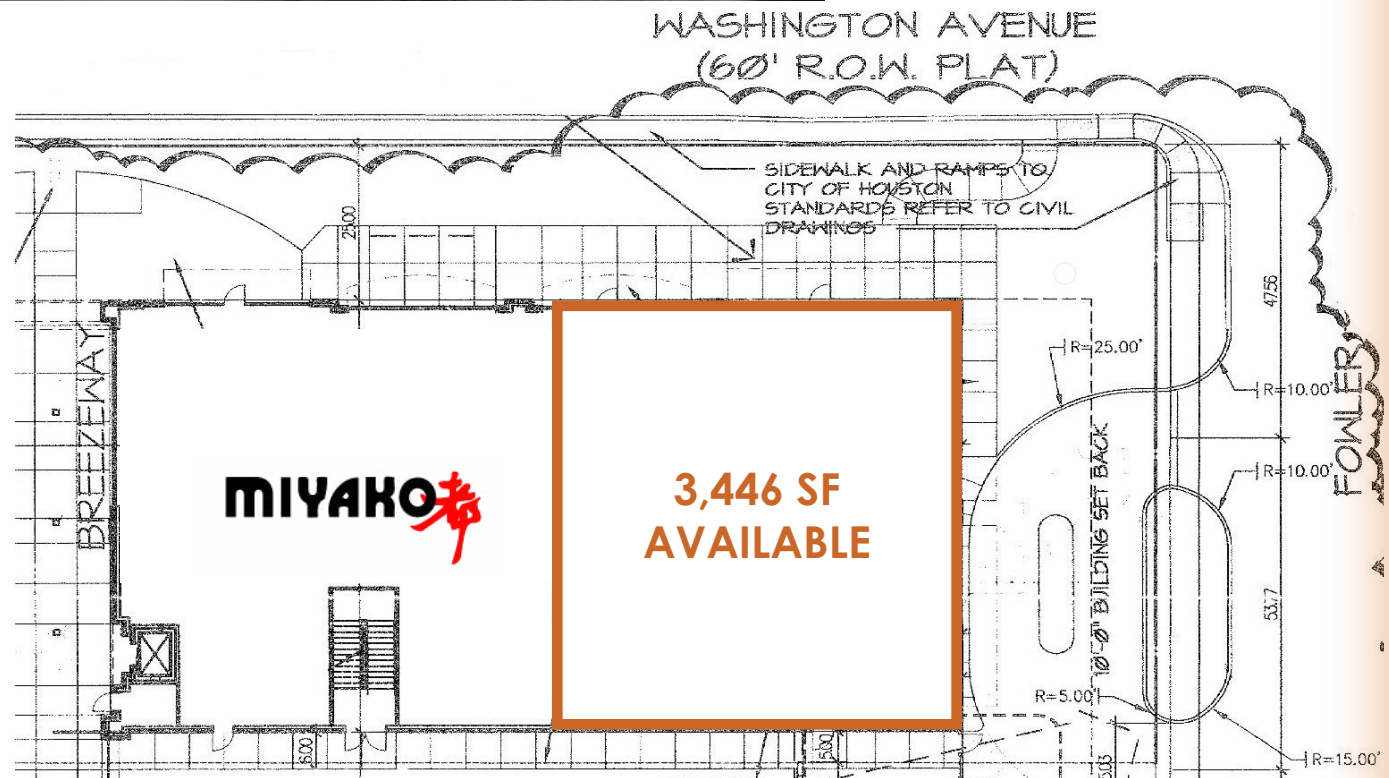
Durham Drive:

19,160 VPD (Kalibrate 2021)



SCAN ME

Bobby Orr
832.428.8595

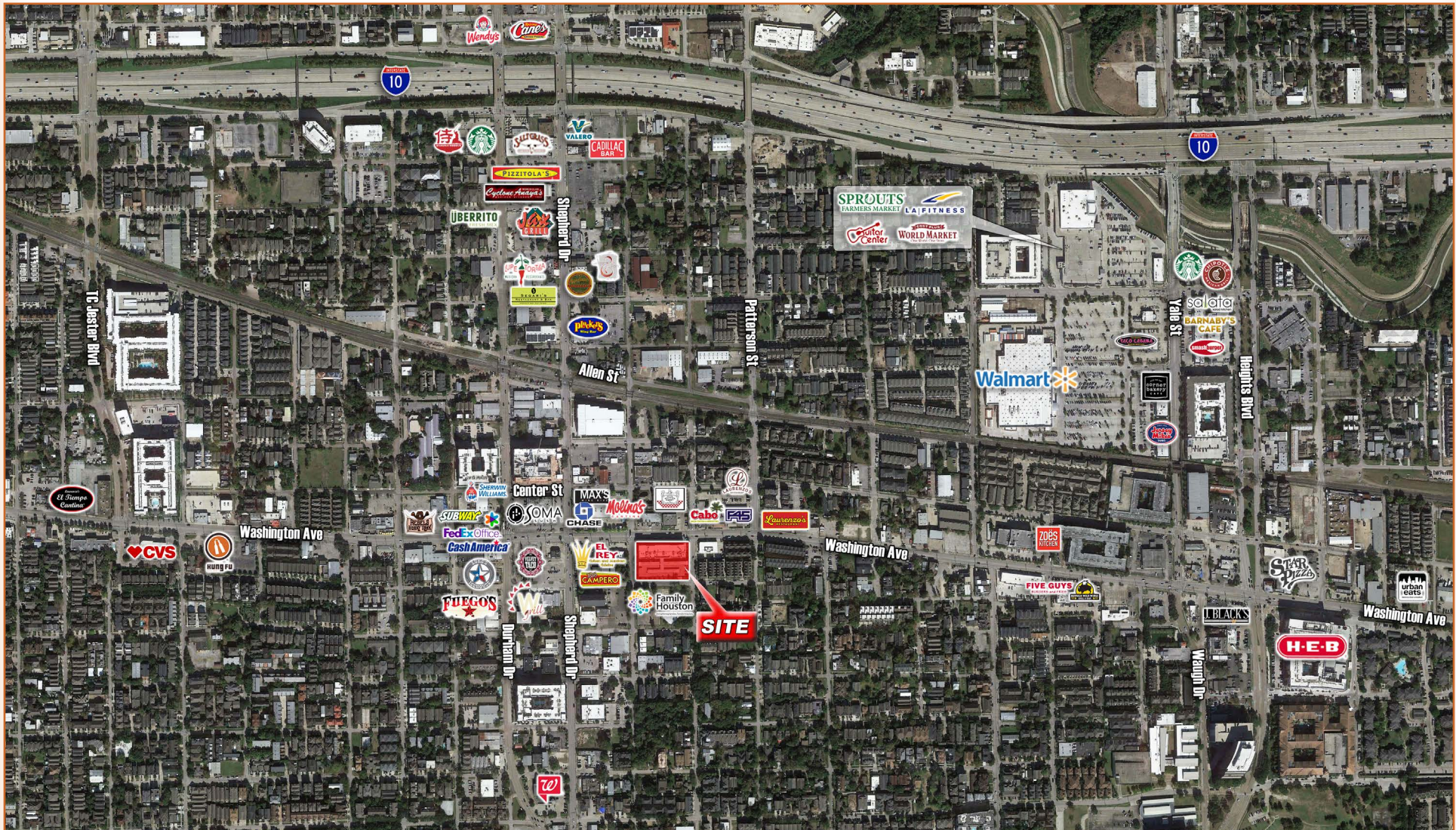


The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.



WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007



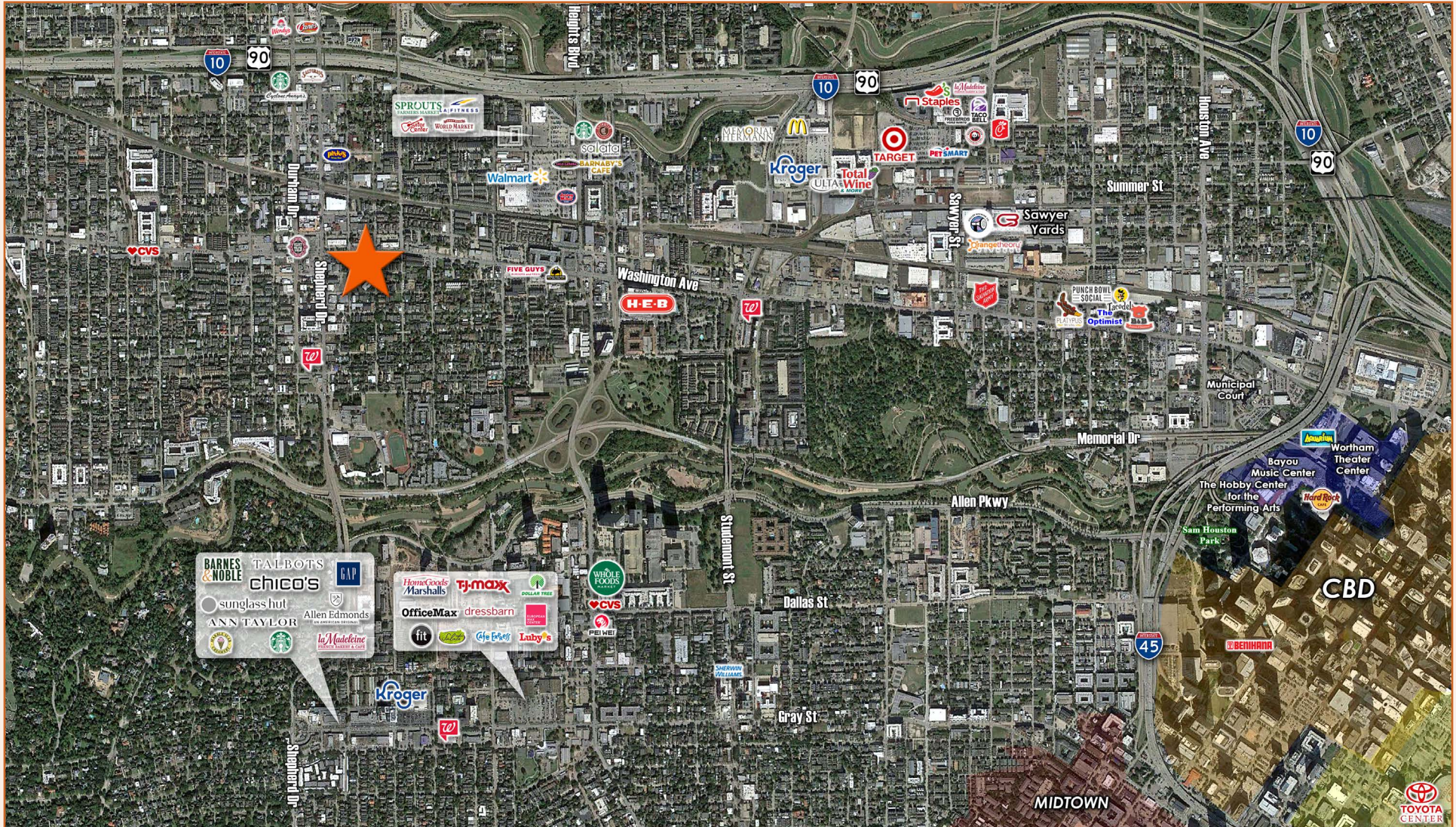
SCAN ME

Bobby Orr
832.428.8595

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007



SCAN ME

Contact:
Bobby Orr
832.428.9595

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.