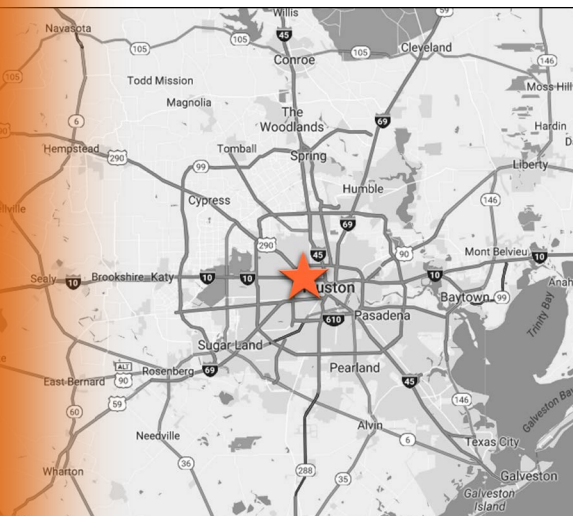


2805 WHITE OAK DRIVE HOUSTON, TEXAS 77007

PROPERTY INFORMATION:

- Available Space: 1,456 SF in excellent retail corridor on White Oak
- Direct access to and from the Heights Hike & Bike Trail, a 6.8 mile stretch of well-traveled pedestrian walkways connecting the Heights to downtown Houston
- Conveniently located less than 5 miles from Downtown, Midtown, the Galleria, and Allen parkway
- Ideal Use: Breakfast/coffee user, medical office, small fitness user



Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281.299.5764
glee@orrinc.com

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

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Demographics:

1 Mile Radius

2021 Population: 21,648
2026 Proj. Population: 24,511
Total Daytime Pop: 23,096
Avg HH Income: \$153,087

2 Mile Radius

2021 Population: 93,614
2026 Proj. Population: 108,881
Total Daytime Pop: 122,016
Avg HH Income: \$143,002

3 Mile Radius

2021 Population: 199,082
2026 Proj. Population: 228,340
Total Daytime Pop: 295,647
Avg HH Income: \$137,869

5 Mile Radius

2021 Population: 456,090
2026 Proj. Population: 509,155
Total Daytime Pop: 657,445
Avg HH Income: \$121,115

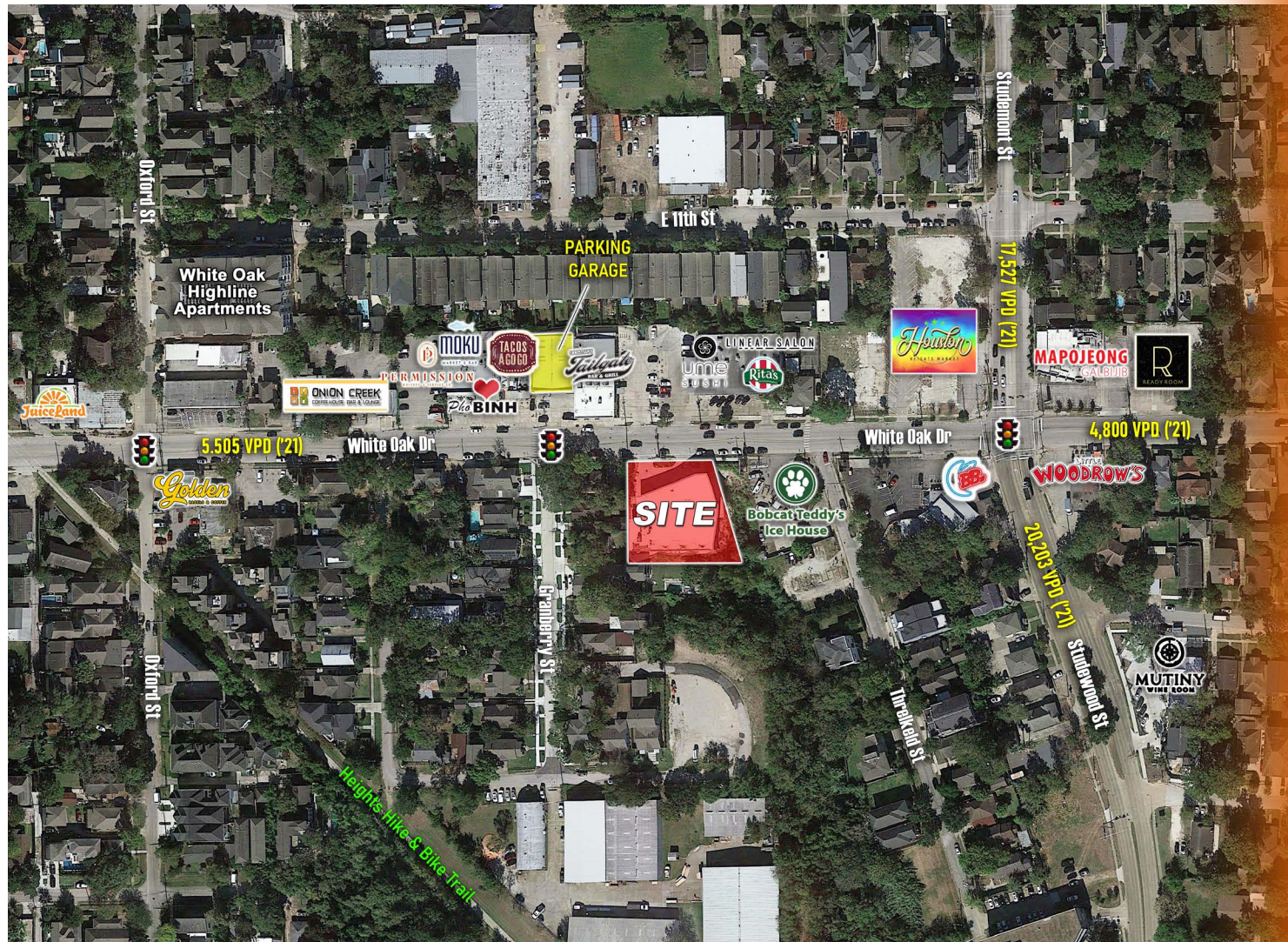
Traffic Counts:

Studemont St north of White Oak:
17,527 VPD (Kalibrate 2021)

Studemont St south of White Oak:
20,303 VPD (Kalibrate 2021)

White Oak Dr west of Studemont:
5,505 VPD (Kalibrate 2021)

White Oak Dr east of Studemont:
4,800 VPD (Kalibrate 2021)



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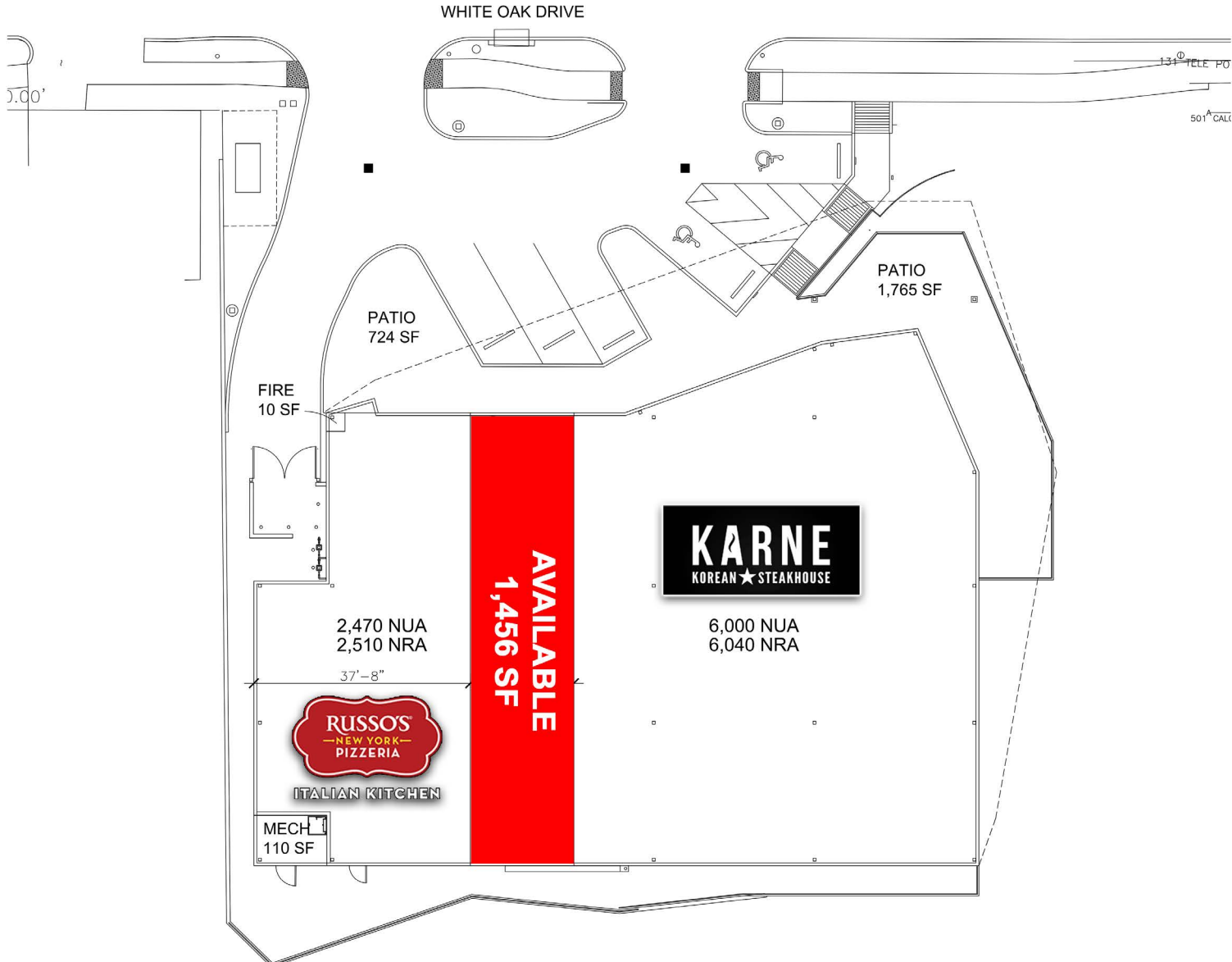


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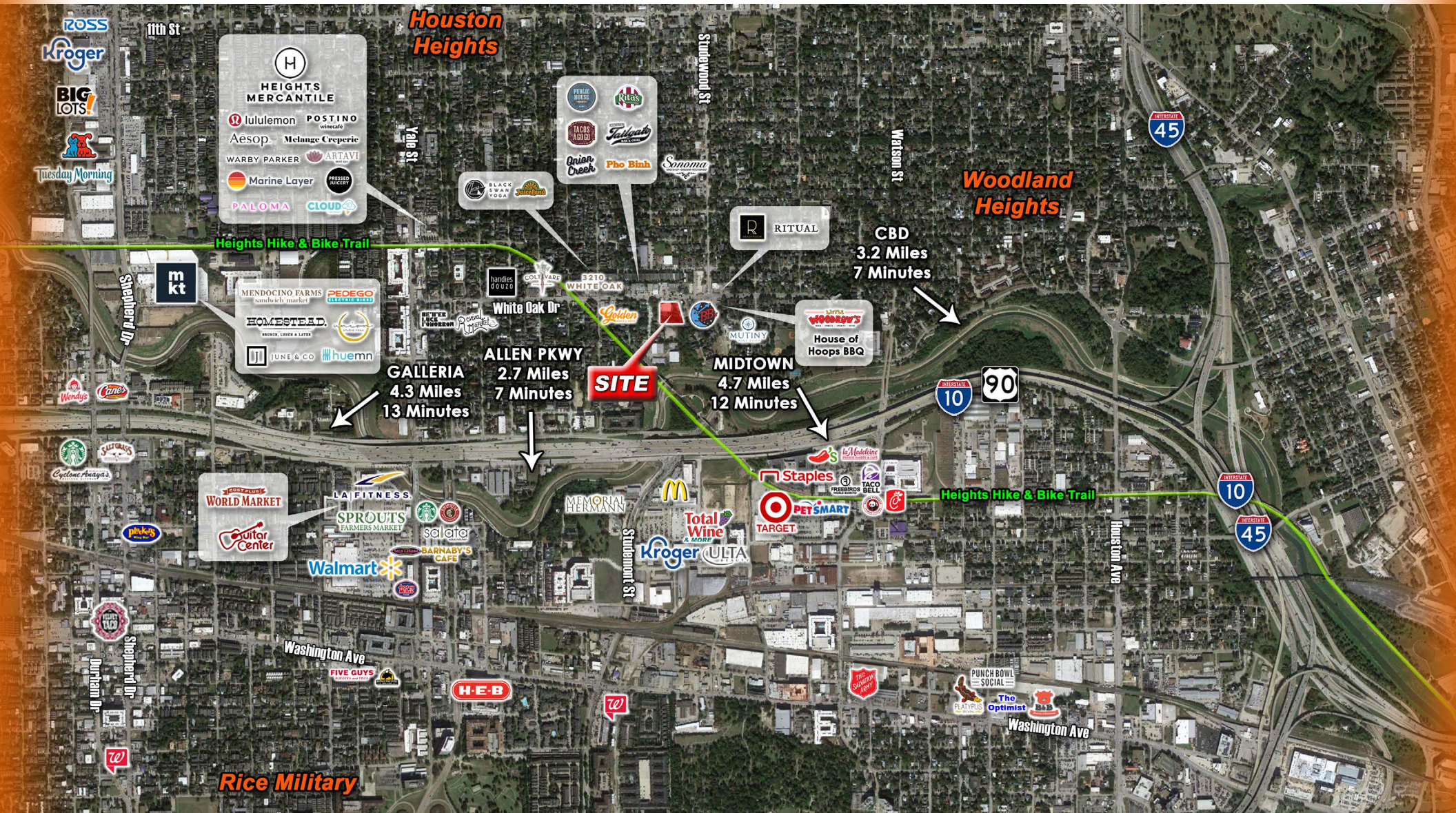
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