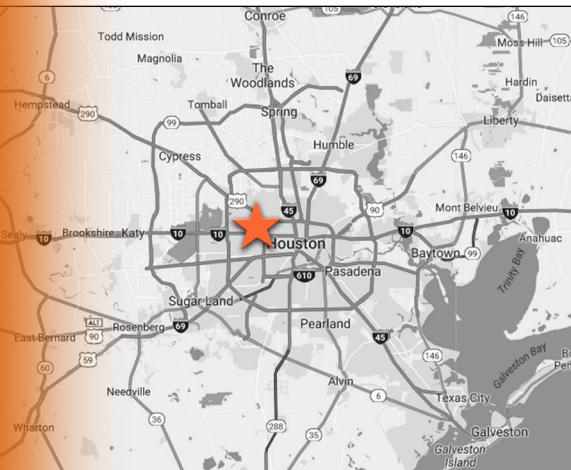


# FREESTANDING RESTAURANT FOR LEASE

6705 FONDREN RD, HOUSTON, TEXAS, 77036

## PROPERTY INFORMATION:

- Freestanding building w/ Drive-thru
- 2,550 SF former Whataburger on +/- 0.48 AC / 20,908 SF
- Adjacent to PlazAmericas Mall (32 retail tenants) and nearby Walgreens, La Michoacana, Arena Theatre, Chick-fil-A, Whataburger, Wingstop, and Blaze Pizza
- Ideal Uses: Freestanding restaurant, commissary kitchen, ghost kitchen, retail use
- 1 Mile from Houston Baptist University Campus and 1.5 miles from Memorial Hermann Southwest Hospital
- Very dense residential area (269,905 population within 3 miles), neighbors Westchase and Galleria areas



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## Demographics:

### 1 Mile Radius

Population: 10,901  
 Households: 4,282  
 Total Daytime Pop: 20,073  
 Avg HH Income: \$75,986

### 2 Mile Radius

Population: 61,004  
 Households: 24,461  
 Total Daytime Pop: 83,636  
 Avg HH Income: \$91,114

### 3 Mile Radius

Population: 134,105  
 Households: 53,675  
 Total Daytime Pop: 160,083  
 Avg HH Income: \$111,661

### 5 Mile Radius

Population: 412,642  
 Households: 175,824  
 Total Daytime Pop: 524,765  
 Avg HH Income: \$115,820

## Traffic Counts:

### Fondren Rd:

29,024 VPD (ESRI 2020)

### Bellaire Blvd:

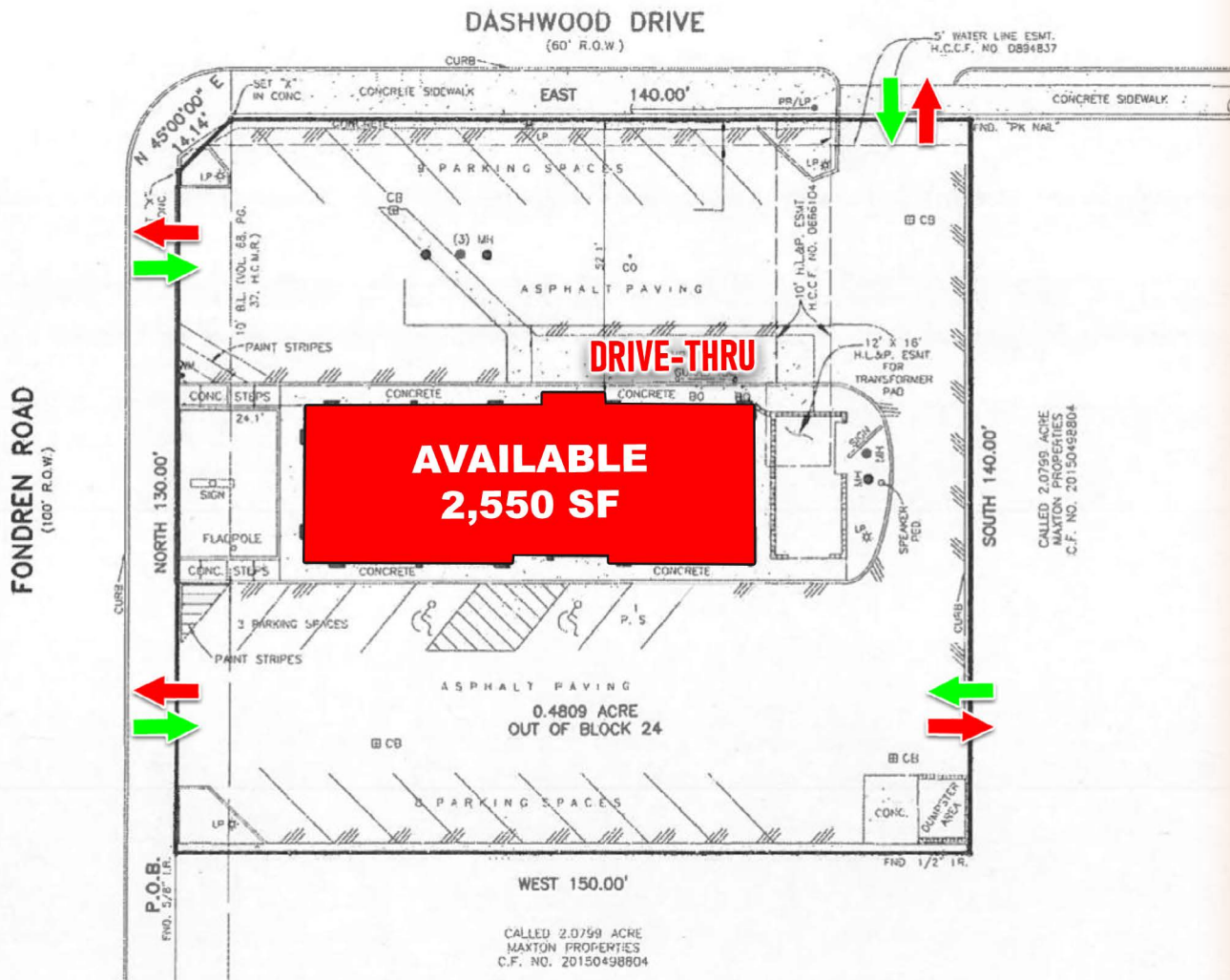
48,920 VPD (ESRI 2020)

### Southwest Fwy/US-59:

258,336 VPD (TXDOT 2019)

### Westpark Tollway:

40,909 VPD (TXDOT 2019)



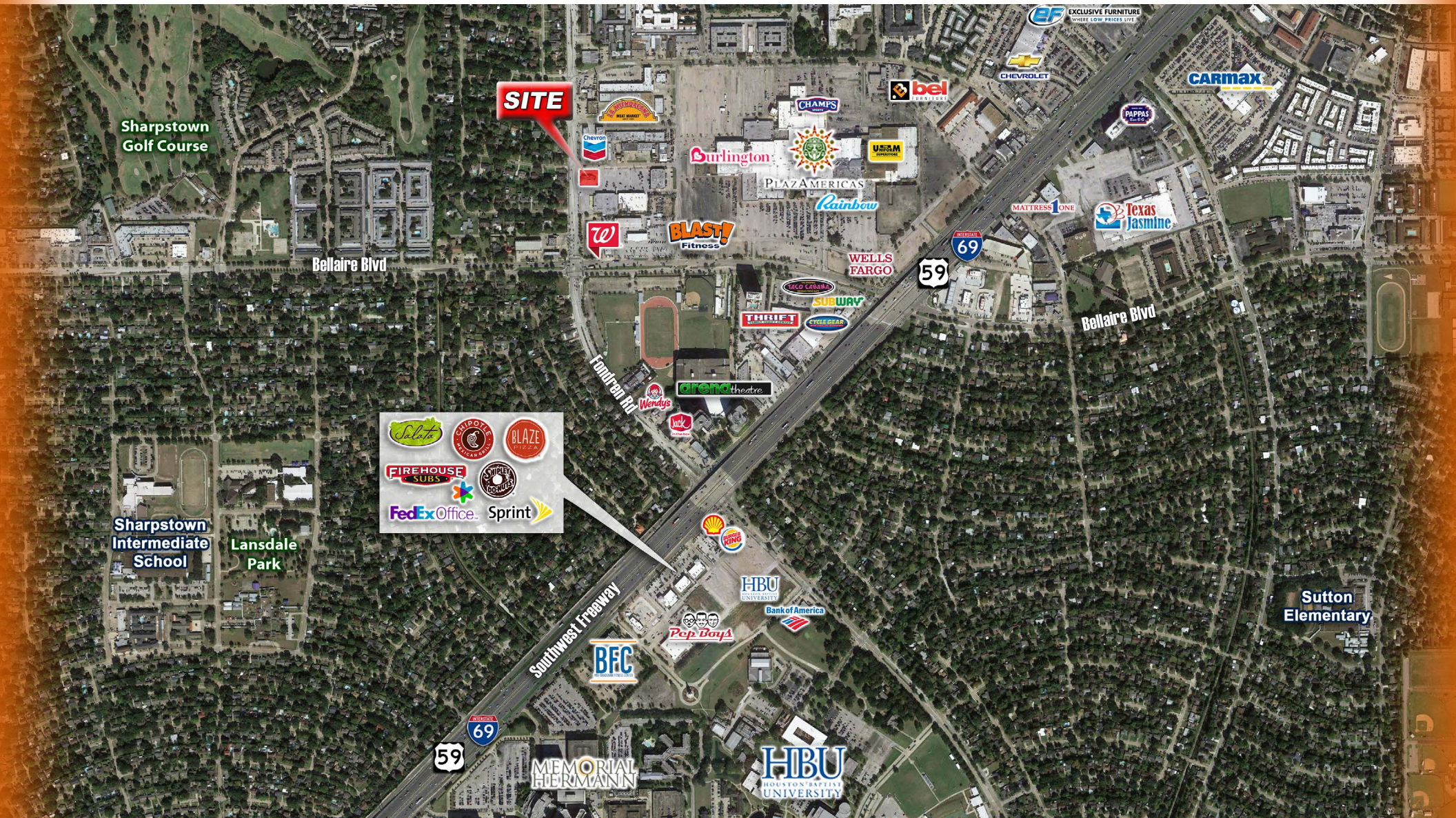
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