

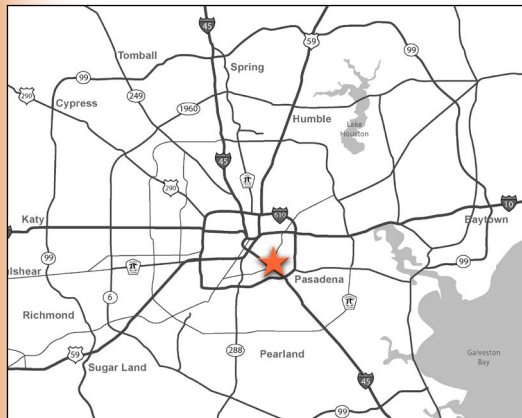
GULF FREEWAY @ WAYSIDE

RETAIL CENTER & PAD SITES FOR LEASE

I-45 S @ WAYSIDE (ACROSS FROM WALMART) - HOUSTON, TX

PROPERTY INFORMATION:

- Commercial Property for Lease
- Across the street from Walmart
- +/- 1,888 SF Retail Space Available
- Ground Lease Available with frontage on Wayside
- Located on S. Wayside Drive, just NW of I-45/ Gulf Freeway
- Contact Broker for More Details



Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Collins Orr
832-622-1184
collins@orrinc.com



Tel: 713.468.2600 | Fax: 713.468.7774
8554 Katy Freeway, Suite 100
Houston, Texas 77024

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.

GULF FREEWAY @ WAYSIDE

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Demographics:

1 Mile Radius

Population: 15,065
Daytime Pop: 15,901
Households: 4,483
Med HH Income: \$39,117

2 Mile Radius

Population: 75,851
Daytime Pop: 85,171
Households: 21,485
Med HH Income: \$36,696

3 Mile Radius

Population: 147,832
Daytime Pop: 163,643
Households: 43,827
Med HH Income: \$33,894

Traffic Counts:

Wayside Dr

33,369 VPD (TXDOT 2016)

Gulf Fwy Service Rd

49,383 VPD (TXDOT 2016)

Gulf Fwy/I-45

185,136 VPD (TXDOT 2016)

US 90 ALT (S of I-45)

22,730 VPD (TXDOT 2016)



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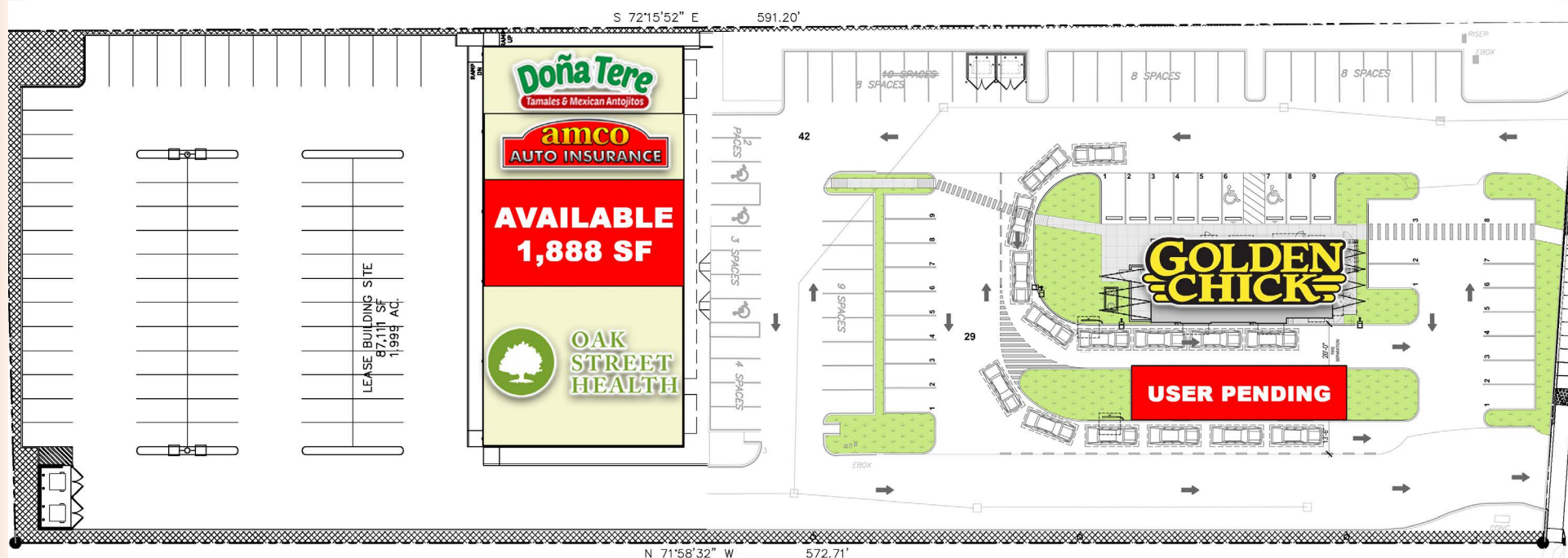


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PARKING ANALYSIS	
BLDG/LEASE AREA	11,250 SF
TOTAL PARKING	121 CARS
PARKING RATIO	10.76 CARS / 1000 SF



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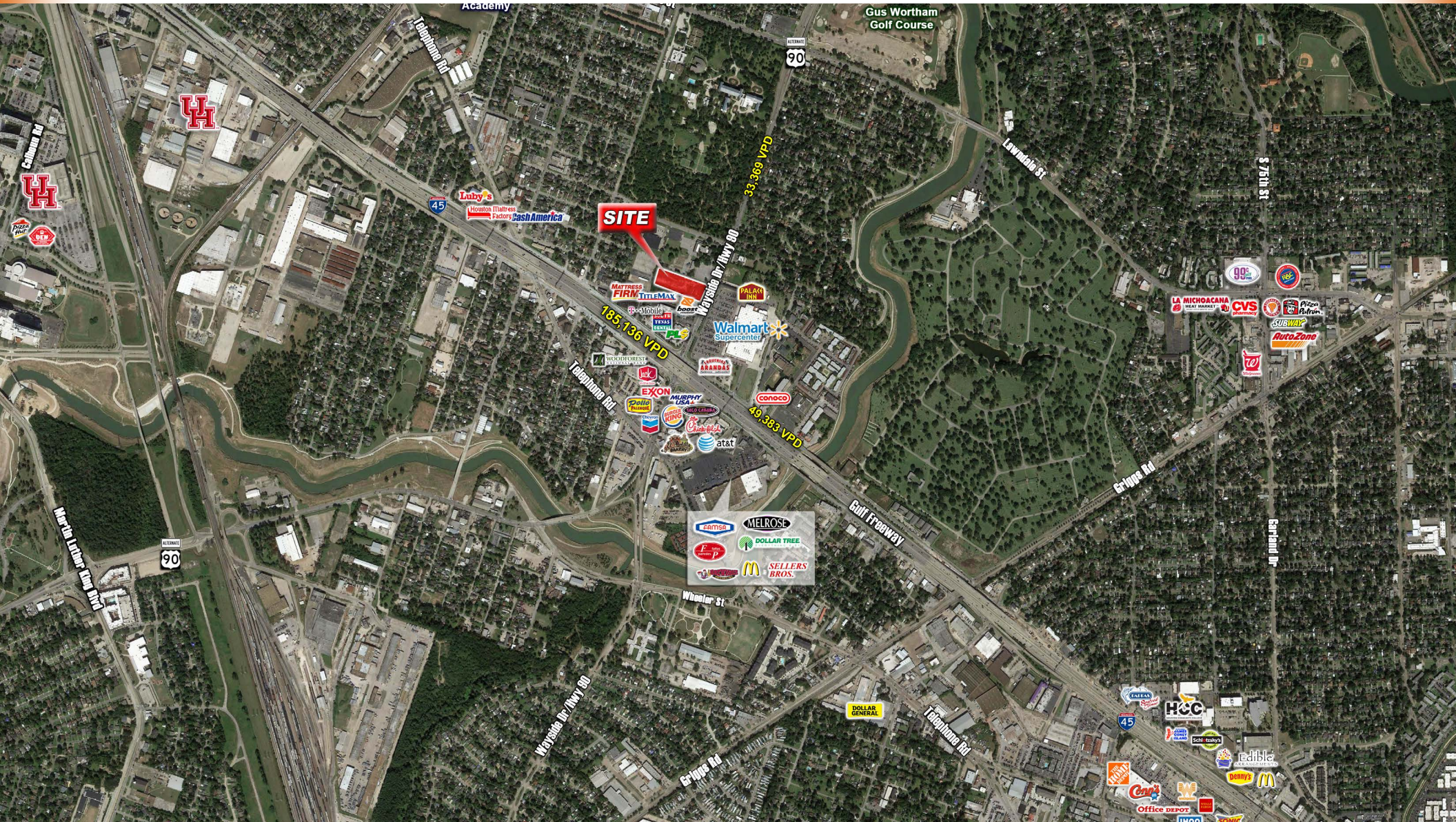
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