

Houston-The Woodlands-Sugar Land, TX

MERCHANTS PARK

29.791300, -95.410000
1127 North Shepherd | Houston, TX 77008



CENTER SIZE: 243,798 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	20,026	148,763	431,836
🏠	9,462	70,280	189,242
💰	\$132,850	\$132,019	\$121,541

Highly trafficked shopping center with Kroger drawing an average of 42,000+ customers/week

Retail space for lease located in the heart of the historical Heights area of Houston at the intersection of N Shepherd Dr and W 11th St

High visibility from 25,000+ VPD on N. Shepherd Drive and 21,500+ VPD on N. Durham Drive

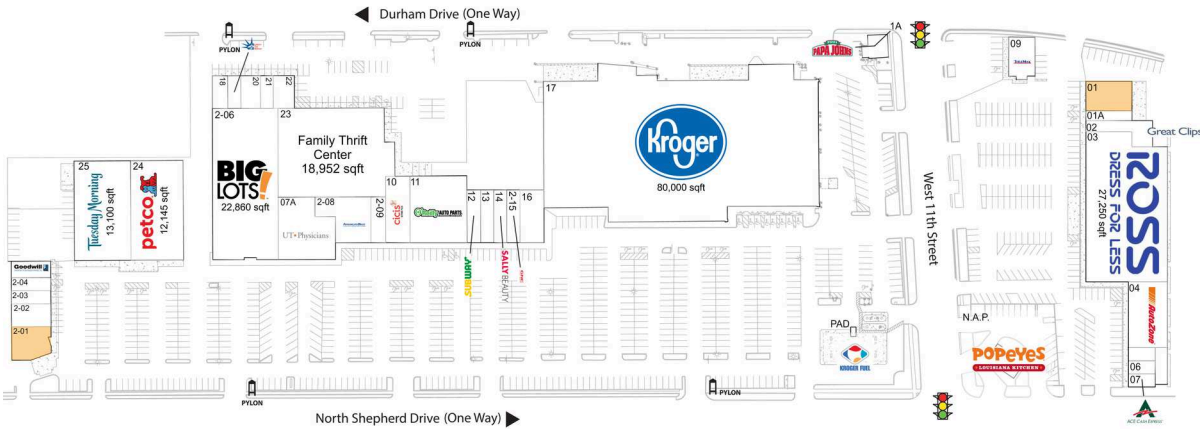
Strong lineup of national and regional retailers including Petco, Tuesday Morning, Big Lots, Ross Dress for Less, UT Physicians, Sally Beauty Supply, RadioShack, AutoZone, Great Clips & Supercuts

Surrounded by a dense population of 149,000+ with an average household income of \$132,000+ within a 3-mile radius

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1449 - 02.12.19

AVAILABLE SPACE

01	3,150 SF
2-01	2,850 SF

CURRENT RETAILERS

N.A.P.	Popeyes	
PAD	Kroger Fuel Center	1 SF
01A	Cricket	1,050 SF
1A	Papa John's	1,050 SF
02	Great Clips	2,300 SF
2-02	Lucy's Boutique & Gifts	2,100 SF
2-03	Queen Hair Style	1,200 SF
2-04	Shepherd Dental	1,200 SF
2-05	Goodwill Donation Center	1,500 SF
2-06	Big Lots	22,860 SF
2-08	America's Best Contacts & Eyeglasses	3,125 SF
2-09	Supercuts	1,500 SF
2-15	GNC	1,600 SF
03	Ross Dress for Less	27,250 SF
04	AutoZone	8,000 SF
06	Post & Mail 4 U	798 SF
07	Ace Cash Express	800 SF
07A	UT Physicians	8,325 SF
09	TitleMax	2,400 SF
10	Cici's Pizza	3,789 SF
11	O'Reilly Automotive	8,855 SF
12	Subway	1,600 SF
13	Purelux Nail Spa	1,600 SF
14	Sally Beauty Supply	1,600 SF
16	Castle Dental	3,000 SF
17	Kroger	80,000 SF
18	Runny's Food Store	1,179 SF
19	Liberty Tax Service	1,000 SF
20	Apparel Up	1,500 SF
21	Amy's Tailor	975 SF
22	Merchants Park Nail & Tanning	1,445 SF
23	Family Thrift Center	18,952 SF
24	Petco	12,145 SF
25	Tuesday Morning	13,100 SF