



THE SHOPS AT MEMORIAL

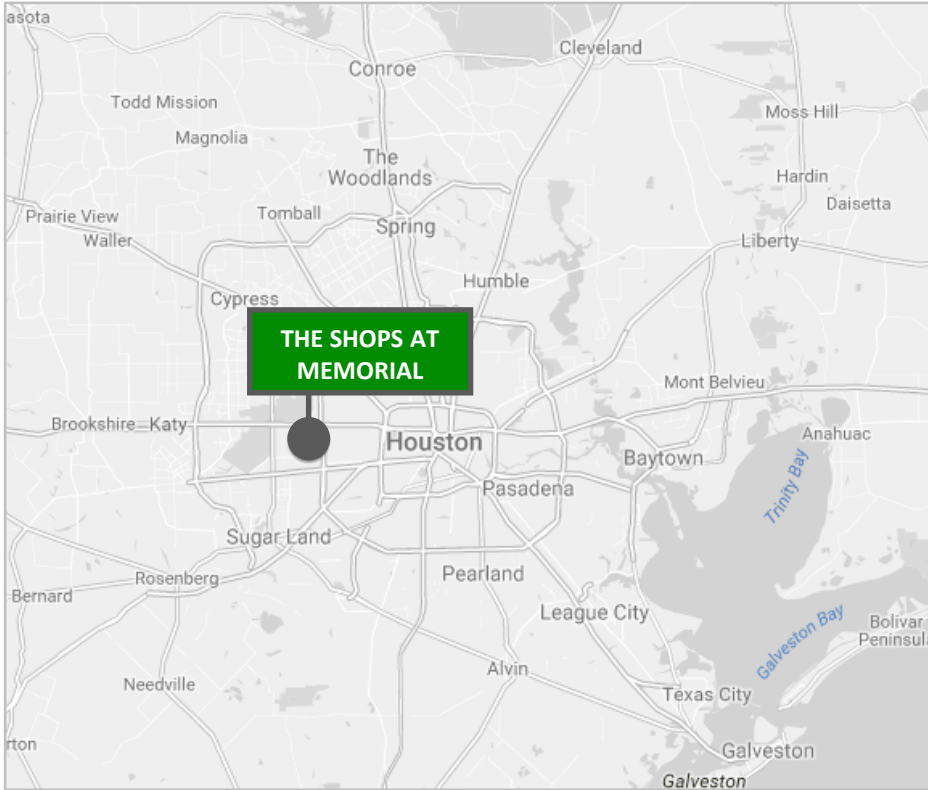
SWC OF MEMORIAL DR & KIRKWOOD RD

14001 – 14079 Memorial Dr, Houston, Harris County, TX 77079

FOR LEASE

STEVEN T. STONE | KM REALTY

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HIGHLIGHTS

- + Located within Close Proximity to I-10 and The Energy Corridor
- + Recent Road Improvements
- + Multiple Points of Ingress / Egress
- + At Signalized Intersection with High Traffic Counts
- + Excellent Demographics within Affluent Neighborhood
- + Quality Construction
- + High Growth Area
- + Limited Retail Opportunities

DESCRIPTION

Size: 36,714 SF Retail Center on 140,713 SF Land
 Built: 1978; Renovated in 2008
 Parking: 147 Spaces (4.07 Spaces per 1,000 SF)
 Addtl: Monument Sign; Canopy Walkway Along Storefronts
 Mgmt: KM Realty

NOTABLE CO-TENANTS



Edward Jones

SportClips
HAIRCUTS

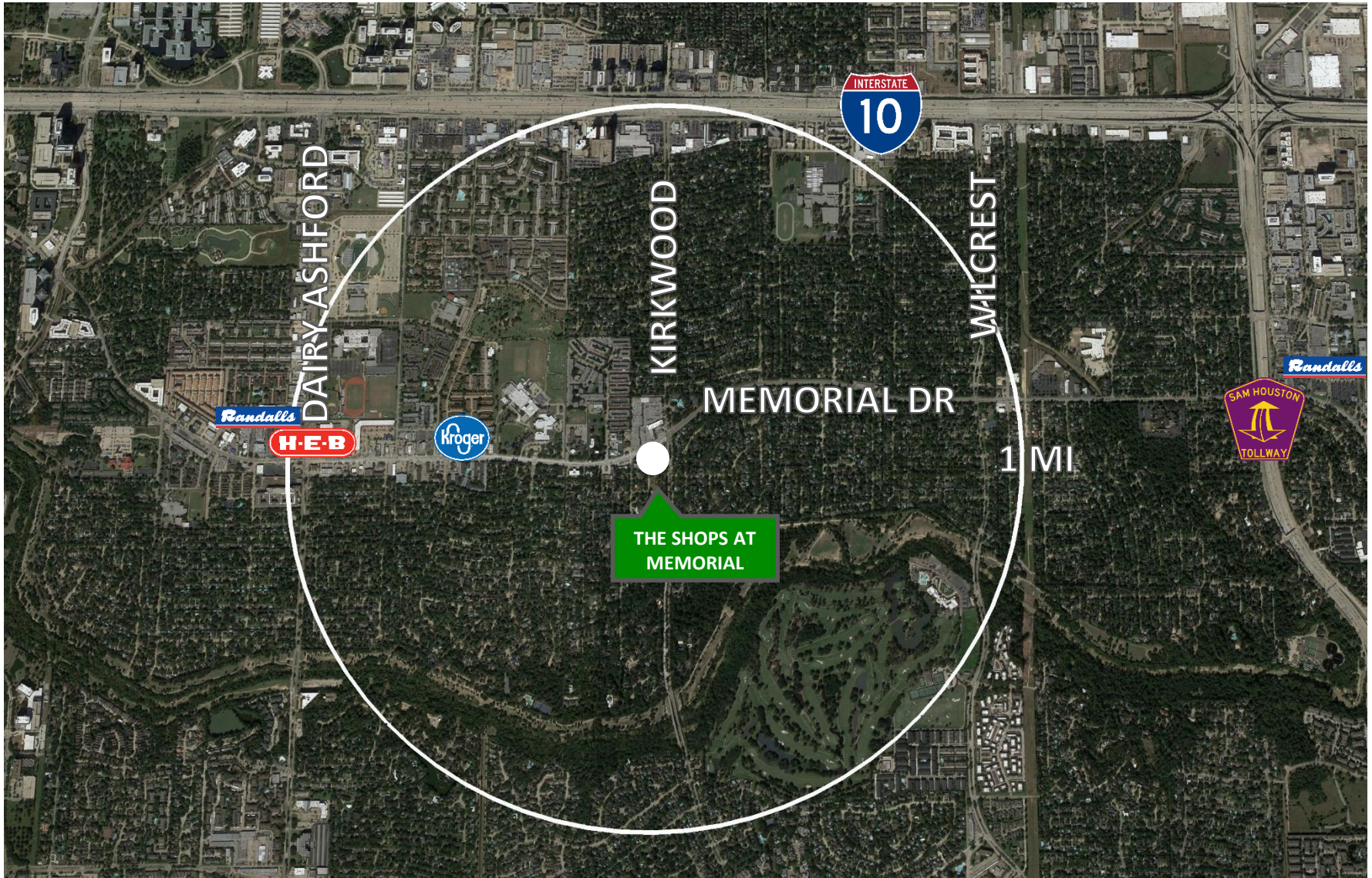
MedSpring
urgent care

WELLS FARGO

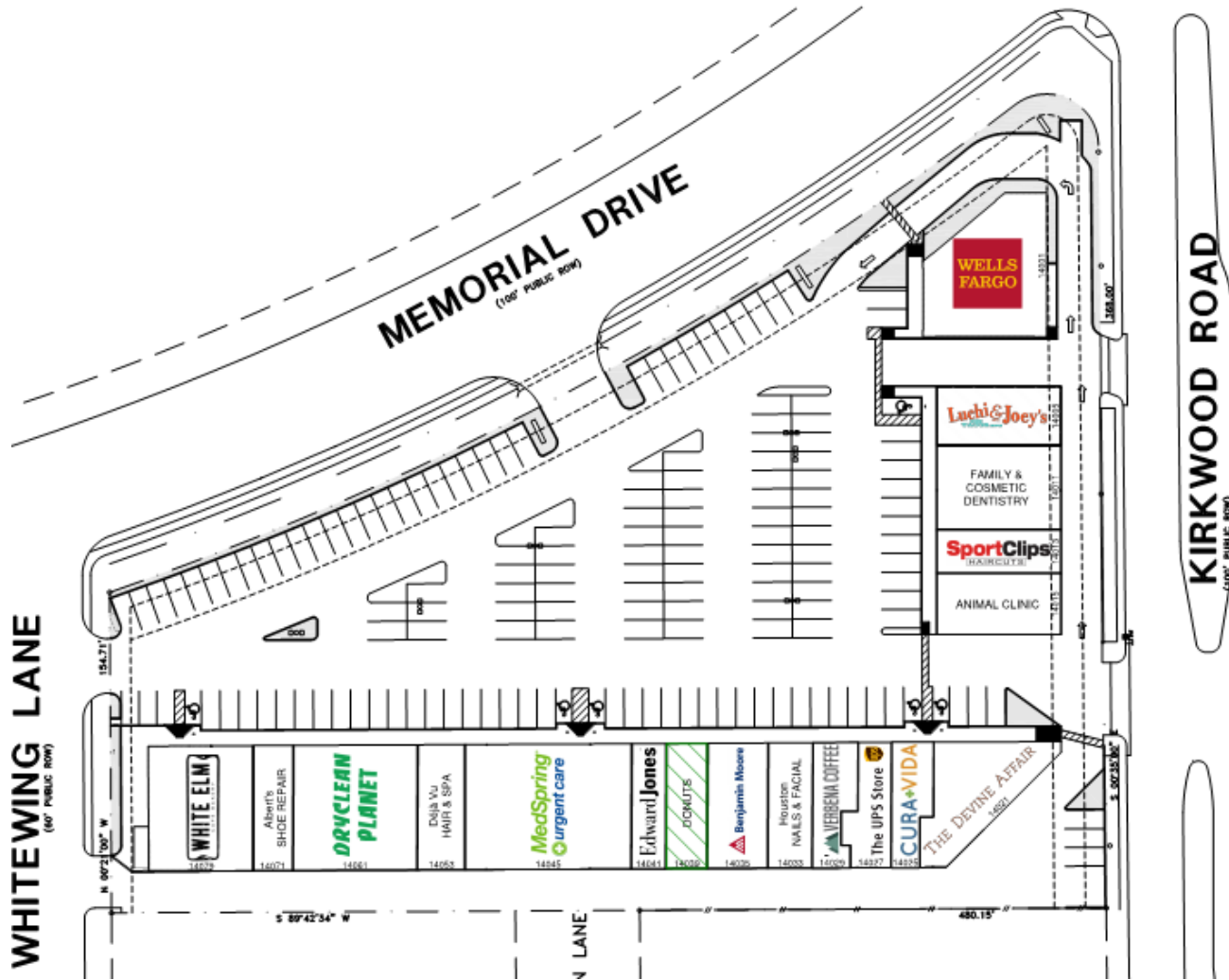
Benjamin Moore

The UPS Store

WHITE ELM
CAFE BAKERY



SITE PLAN



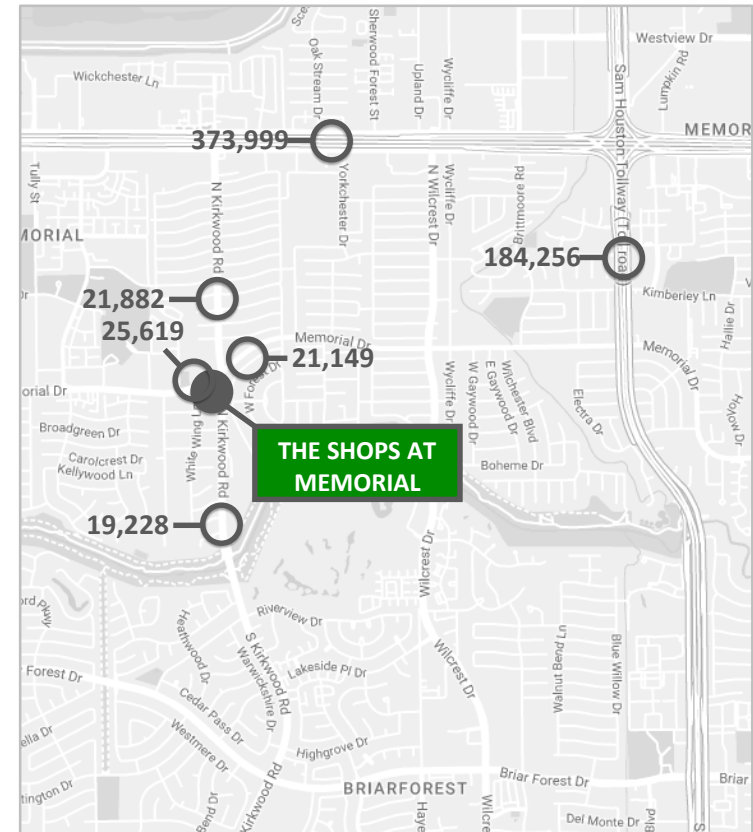
TENANT KEY

| # | Tenant | SF |
|--------------|------------------|--------------|
| 14001 | Wells Fargo | 4,715 |
| 14005 | Luchi & Joey's | 1,640 |
| 14011 | Dentist | 2,500 |
| 14013 | Sports Clips | 1,260 |
| 14015 | Animal Clinic | 1,800 |
| 14021 | Devine Affair | 2,304 |
| 14025 | Sacred Leaf | 895 |
| 14027 | The UPS Store | 1,325 |
| 14029 | Verbena Coffee | 1,075 |
| 14033 | Nail Salon | 1,200 |
| 14035 | Paint | 1,750 |
| 14039 | AVAILABLE | 1,200 |
| 14041 | Edward Jones | 1,090 |
| 14045 | MedSpring | 4,900 |
| 14053 | Hair Salon | 1,200 |
| 14057 | Dryclean Planet | 3,600 |
| 14071 | Shoe Repair | 815 |
| 14079 | White Elm Cafe | 3,445 |

DEMOGRAPHICS & TRAFFIC

| Population | 1 MI | 3 MI | 5 MI |
|--------------------------------|-----------|-----------|-----------|
| 2019 Population | 16,951 | 142,288 | 332,205 |
| 2024 Population | 18,193 | 153,479 | 357,401 |
| Est. 5-yr Growth | 7.33% | 7.87% | 7.58% |
| Average Age | 37.90 | 37.40 | 36.50 |
| 2019 Population by Race | | | |
| White | 12,890 | 95,875 | 216,641 |
| Black | 1,818 | 24,429 | 59,064 |
| Am. Indian & Alaskan | 95 | 983 | 3,498 |
| Asian | 1,707 | 17,433 | 45,047 |
| Hawaiian & Pacific Island | 6 | 114 | 419 |
| Other | 435 | 3,454 | 7,535 |
| Households | | | |
| 2019 Total Households | 6,072 | 60,822 | 134,837 |
| HH Growth 2019 – 2024 | 7.05% | 7.51% | 7.38% |
| Median Household Inc | \$103,759 | \$72,728 | \$57,974 |
| Avg Household Inc | \$135,727 | \$107,906 | \$90,186 |
| Avg Household Size | 2.80 | 2.30 | 2.40 |
| 2019 Avg HH Vehicles | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value | \$434,493 | \$342,889 | \$274,967 |
| Median Year Built | 1970 | 1981 | 1980 |
| Employment | | | |
| Daytime Employment | 9,445 | 100,077 | 216,958 |

TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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