



# Museum District Retail Space For Lease

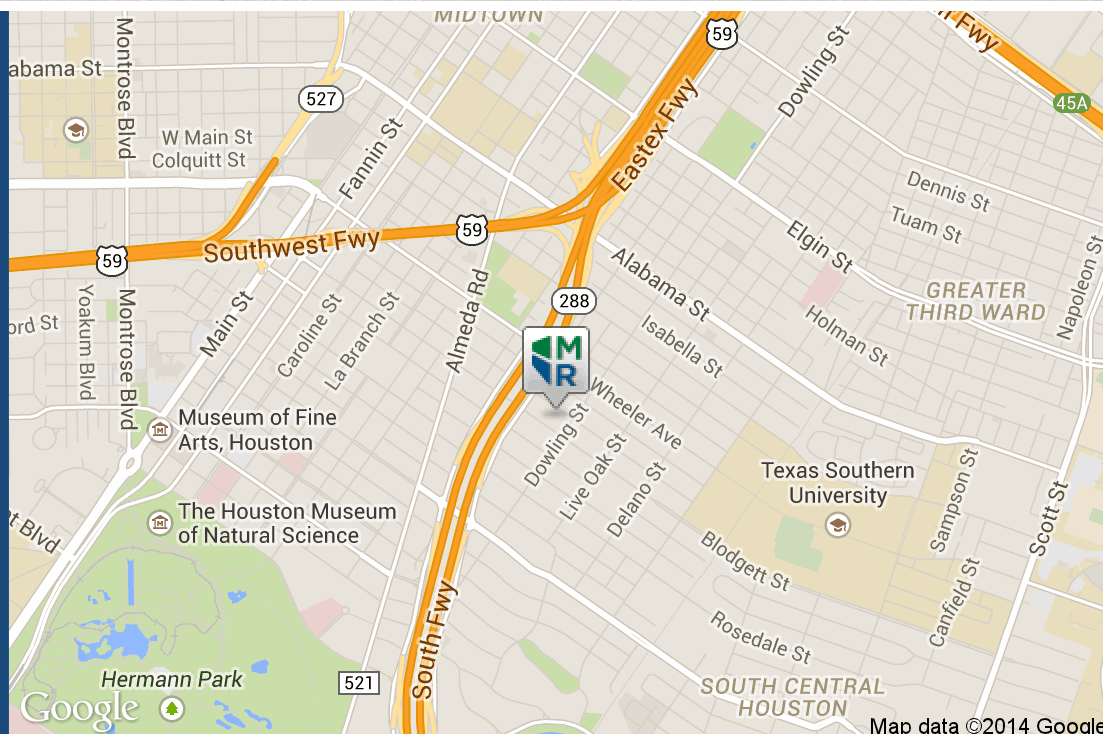
2323 Blodgett St., Houston, TX 77004

## PROPERTY INFORMATION

**Total Land SF:** 10,000  
**Total Building SF:** +/-2,700  
**Lease Rate:** \$14.00/ SF NNN  
**Operating Expenses:** Est. \$3.00/SF

## PROPERTY HIGHLIGHTS

- Close proximity to Midtown, the Museum District, East Downtown, and CBD
- Excellent access to SH-288, I-45, and US-59
- Focus on restaurants and bars, small shops, or similar retail uses



## FOR MORE INFORMATION:

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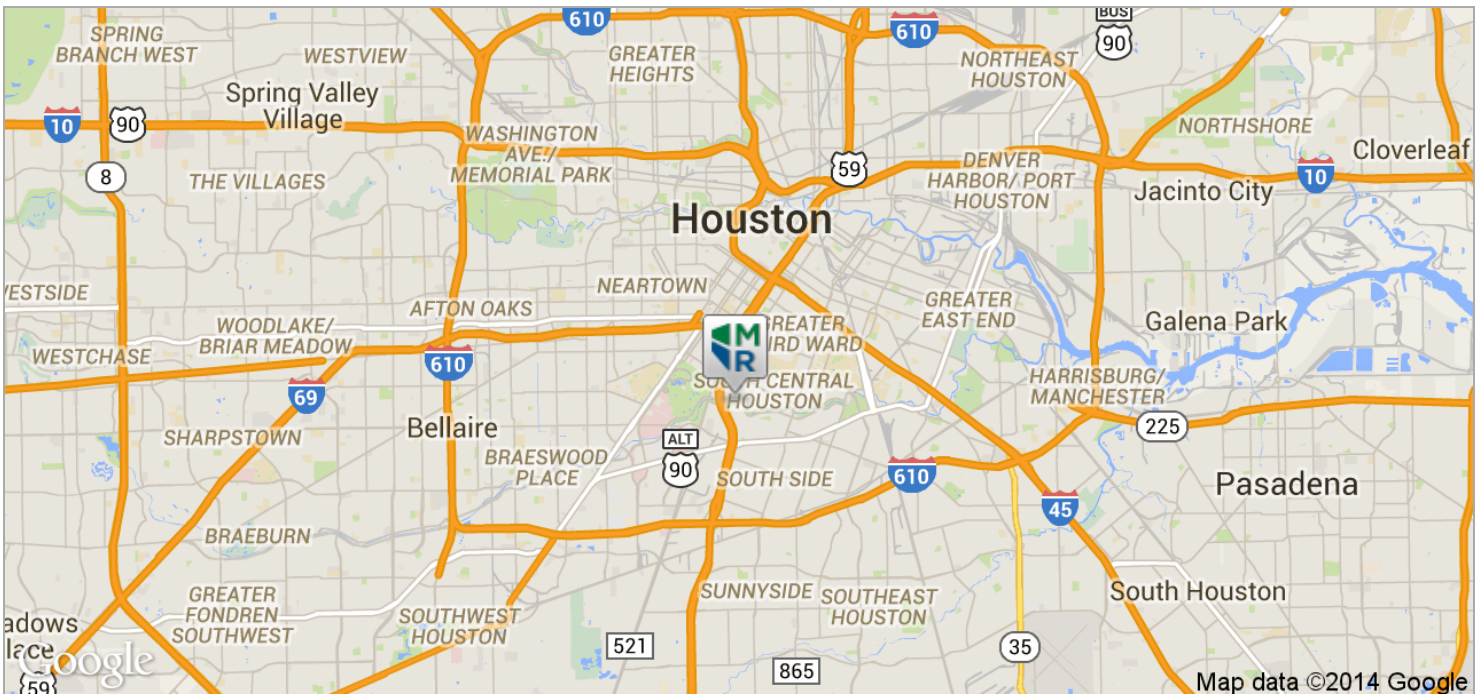
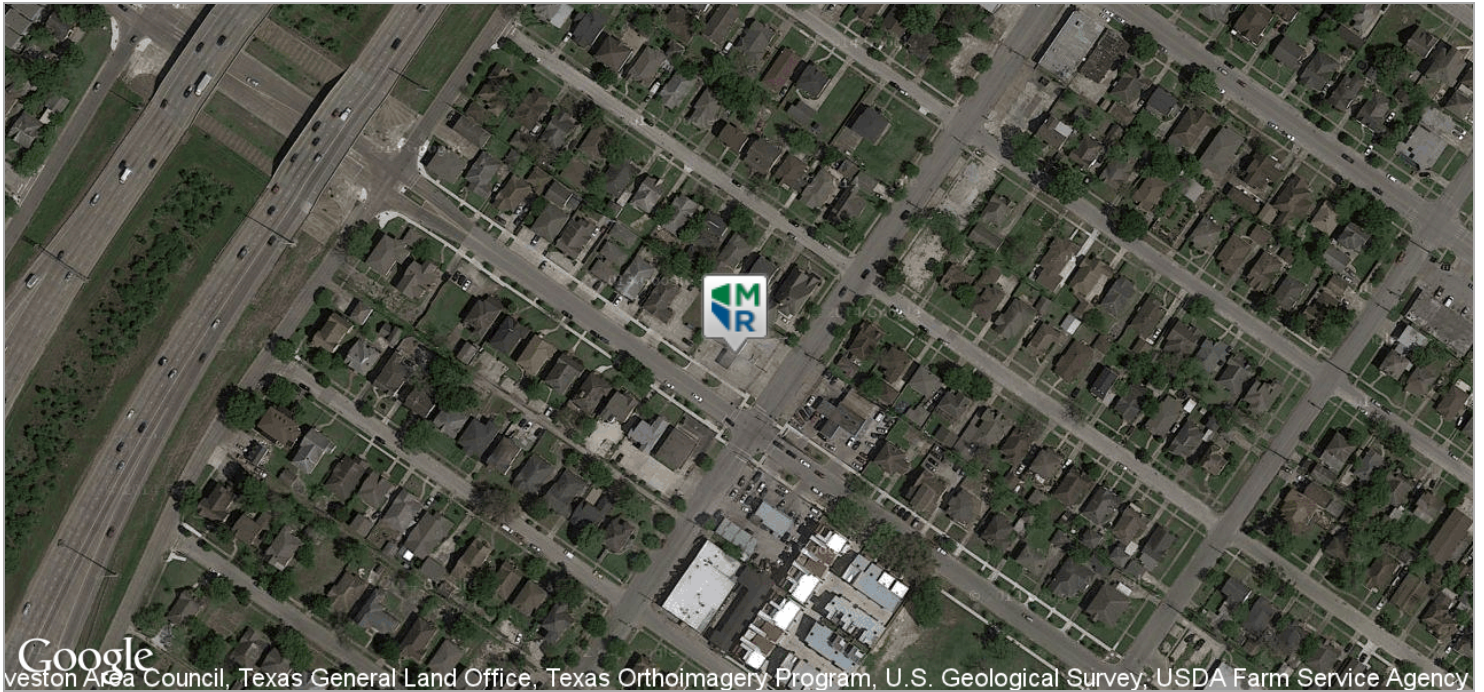
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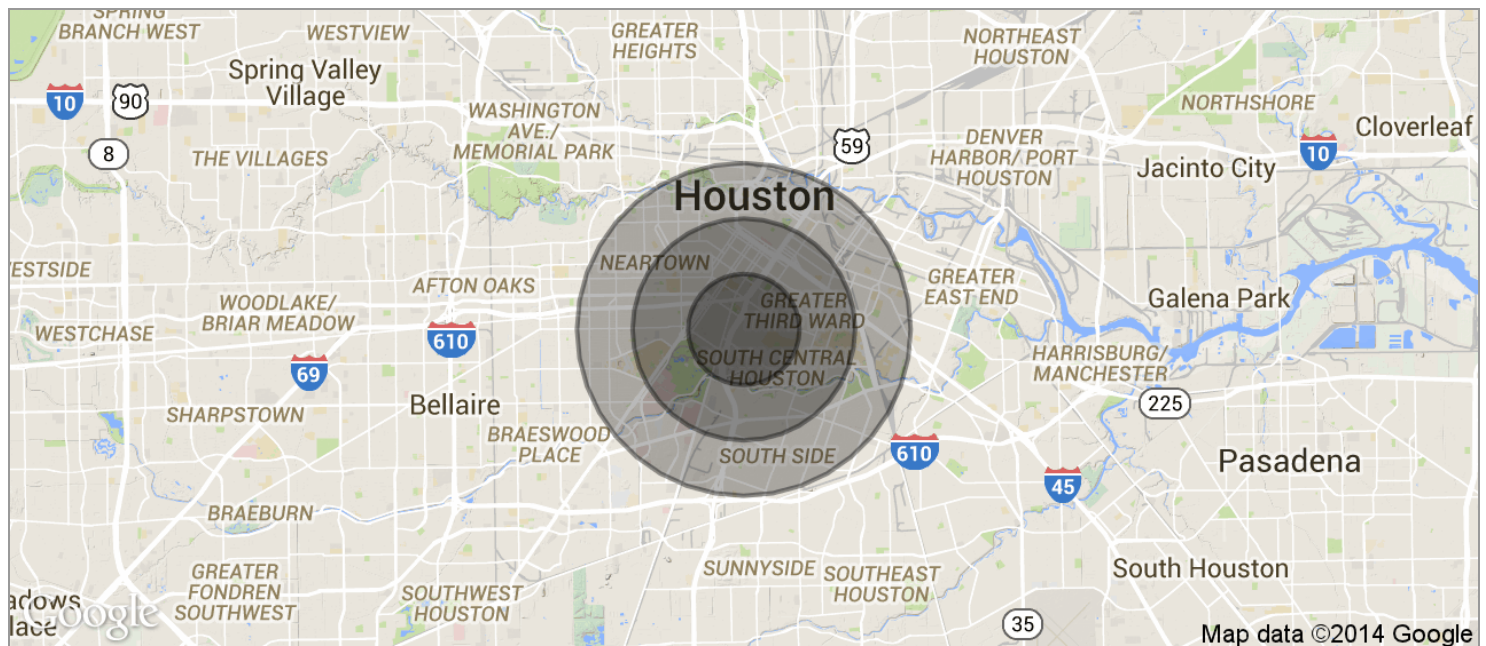
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	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
TOTAL POPULATION	17,242	60,862	142,723
MEDIAN AGE	35.8	34.5	34.0
MEDIAN AGE (MALE)	34.9	33.9	33.6
MEDIAN AGE (FEMALE)	36.8	35.1	34.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	8,195	29,221	66,033
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$63,906	\$76,379	\$78,429
AVERAGE HOUSE VALUE	\$166,319	\$177,784	\$279,426
<b>RACE</b>			
% WHITE	28.4%	44.4%	50.5%
% BLACK	60.7%	43.0%	34.4%
% ASIAN	4.9%	6.2%	7.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	4.7%	4.5%	6.0%
<b>ETHNICITY</b>			
% HISPANIC	13.5%	13.8%	18.9%

\* Demographic data derived from 2010 US Census

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