



13977 WESTHEIMER ROAD | FOR LEASE | 13977 WESTHEIMER ROAD, HOUSTON, TX 77077

Features

- Rare medical space opportunity in a very densely populated trade area.
- Located 2 blocks East of one of the main intersections in West Houston (Hwy 6 & Westheimer), with exceptionally high traffic counts.
- Due to its central location to the Energy Corridor, Downtown, Katy & Sugarland, this part of the city has been slated to be the next major gentrification area for the next 10 years.

FOR LEASE

TOTAL SF: 9,920
AVAILABLE SF: 4,235
MIN CONTIGUOUS SF: 4,235
MAX CONTIGUOUS SF: 4,235
CONTACT FOR MORE INFORMATION

Traffic Counts

Westheimer Road 44,340 VPD
 IH-6 52,714 VPD

Demographics

	YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population		12,820	145,501	361,645
Total Households		5,400	57,368	131,949
5 Year Population Growth		11.97%	8.78%	8.33%
Average Household Income		\$94,851	\$94,458	\$93,566

Area Retailers & Businesses



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