

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

6509 Westheimer Center

SEQ of Westheimer Rd & Voss Rd

6509 Westheimer Rd, Houston, Texas 77063



6509 WESTHEIMER CENTER

6509 Westheimer Rd, Houston, Texas 77063

Property Information

Space For Lease	1,450 SF
Rental Rate	\$25.00 PSF
NNN	\$10.80 PSF

Property Highlights

- 14,386 SF retail center adjacent to CVS Pharmacy
- Signalized Intersection
- Easy Access & Excellent Visibility

Demographics

Population (2020)	1 mi. - 36,208
	3 mi. - 224,220
	5 mi. - 525,242
Average Household Income	1 mi. - \$78,295
	3 mi. - \$90,887
	5 mi. - \$100,797

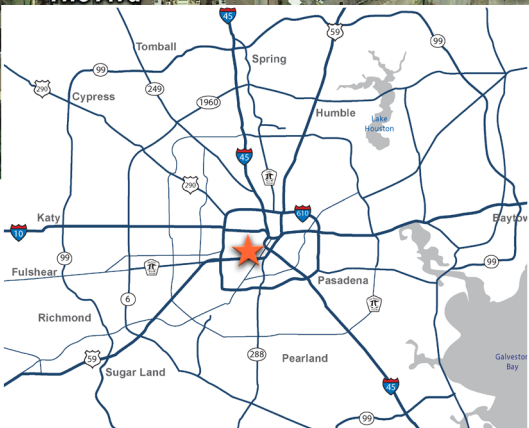
Traffic Count
 Westheimer Rd: 149,214 VPD
 Voss Rd: 52,130 VPD

For More Information

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For Lease



Hunington

Westheimer Rd

149,214 VPD



S Voss Rd
52,130 VPD



American Beauty Nails
Kosmetik Hair Studio
Tobacco Habana
AVAILABLE 1,450 SF

For Lease



Academy SPORTS+OUTDOORS
DSW
DOLLAR TREE
MICHAEL'S Where Creativity Happens
PETCO

Voss Rd

The marq on VOSS
307 Units

The Heritage
120 Units

BARNES & NOBLE BOOKSELLERS

Firestone COMPLETE AUTO CARE

Walgreens

SKECHERS

garden of Eatin'

BOSTON MARKET

McDonald's

TACO BELL

Frost Bank

Pollo Tropical

SOUPER.SALAD!

Stockyard Bar BQ

EL PATIO MEXICAN RESTAURANT

KFC

Ruchi's

Westheimer Rd



Westheimer Rd

149,214 VPD

AutoZone

Starbucks COFFEE

Cane's

SUBWAY

Vitamin Shoppe

CVS pharmacy



SITE

WING STOP

DICKEY'S RESTAURANT

MATTRESS FIRM

Sprint

MIYAKO

99c ONLY

ROSS DRESS FOR LESS

Tuesday Morning

Office DEPOT

Rainbow

Voss Rd

52,130 VPD

Water Mill Apartments
192 Units

Palms on Westheimer Apartments
798 Units

Stony Brook Apartments

The Ava Apartments
321 Units

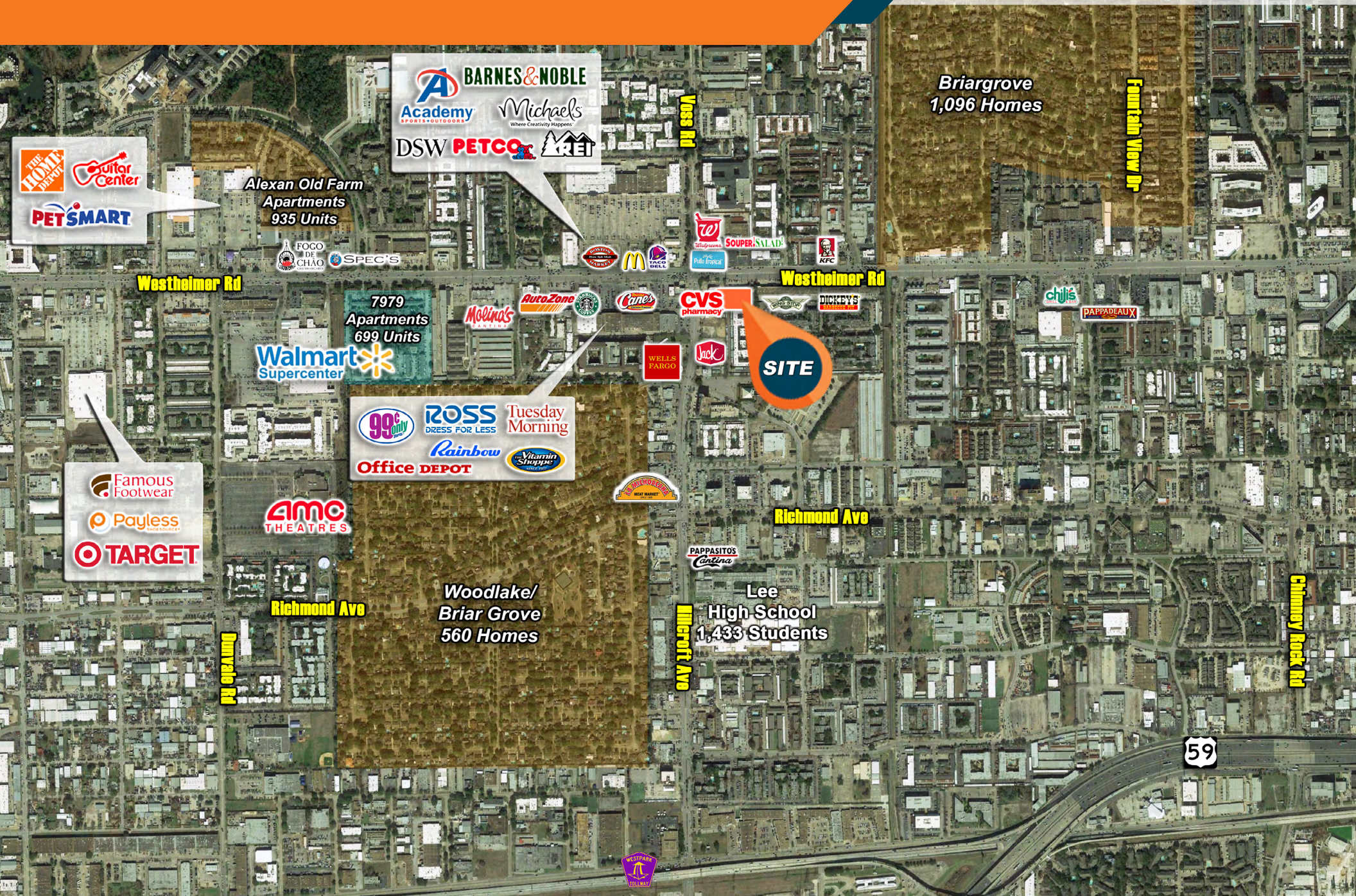
WELLS FARGO

Jack

For Lease



Hunington



BARNES & NOBLE
Academy SPORTS+OUTDOORS
Michaels
Where Creativity Happens
DSW PETCO KRETZ

THE GUITAR CENTER
PETSMART

Alexan Old Farm
Apartments
935 Units

7979
Apartments
699 Units
Walmart
Supercenter

99c ONLY
ROSS DRESS FOR LESS
Tuesday Morning
Rainbow
Office DEPOT
Vitamin Shoppe

Famous Footwear
Payless
TARGET

AMC
THEATRES

Woodlake/
Briar Grove
560 Homes

Lee
High School
1,433 Students

Briargrove
1,096 Homes

SITE

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Jonathan Aron Sales Agent/Associate's Name	644676 License No.	jonathan@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date