

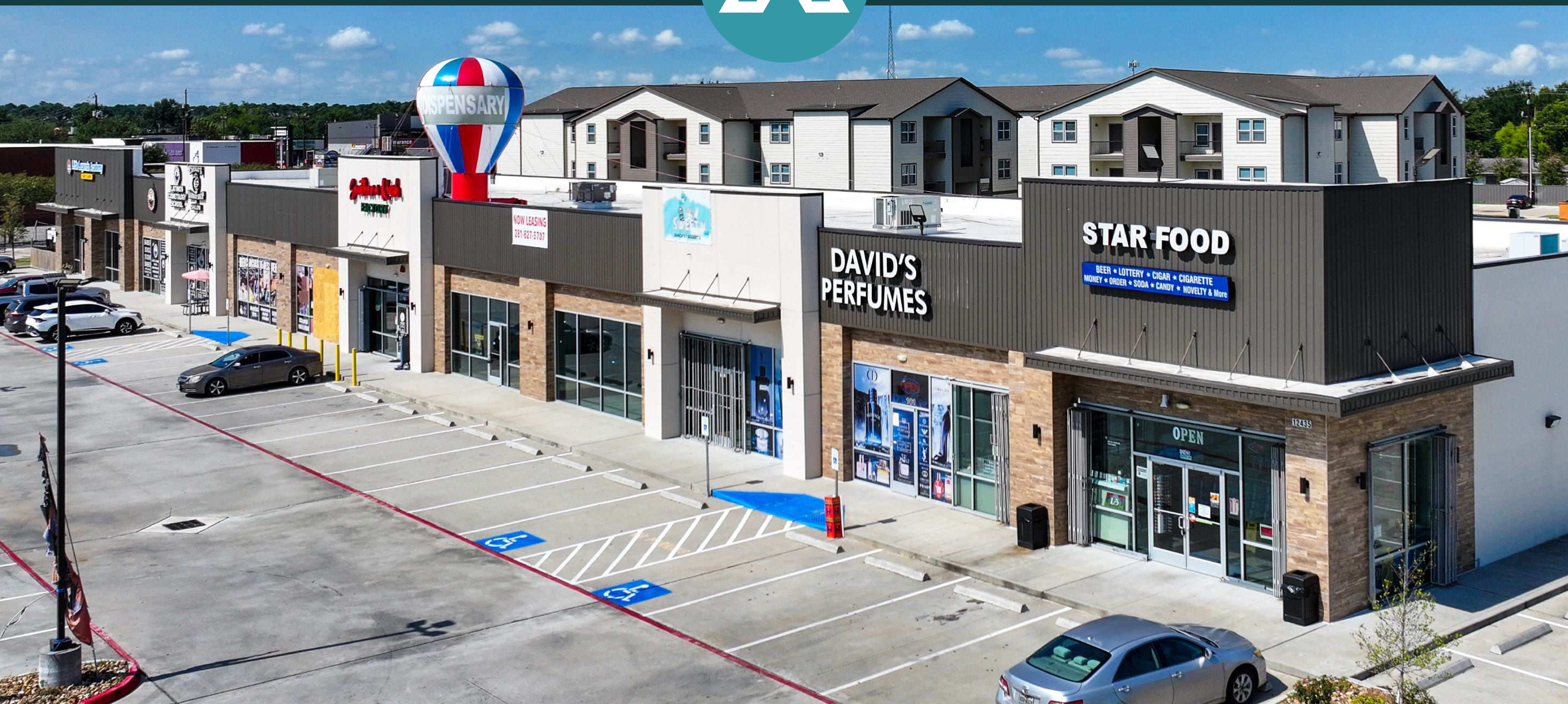
12425 John F Kennedy Blvd

Houston, TX 77039, EUA

 ASPIRE CRE



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Brand-New 20,000 SF Retail Center

Built in 2023, Class A construction



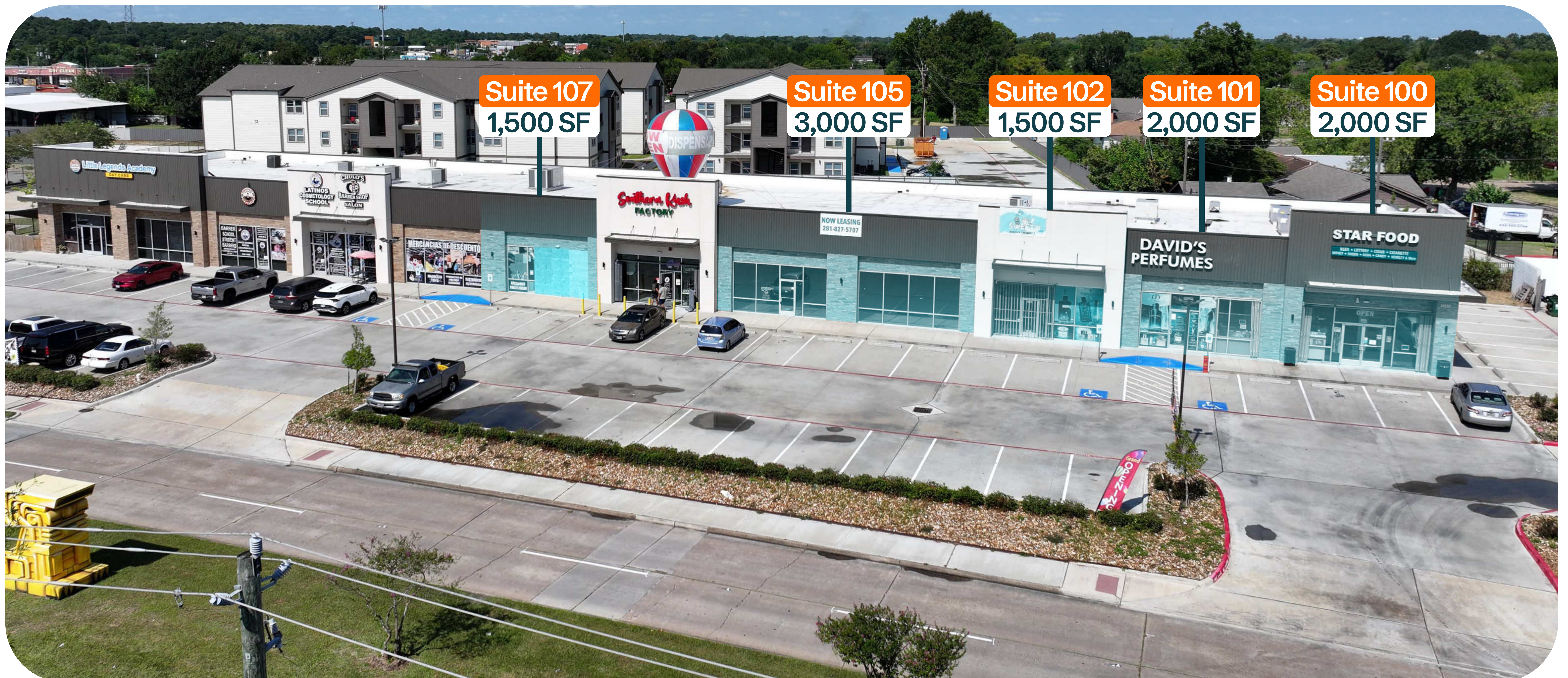
Brick, stone, and metal facade with full glass storefronts



Multi-tenant layout supporting a range of suite sizes



Well suited for retail, medical, service, and food users





Suite 100

2,000 SF
\$24.00/SF

Second Gen Retail End Cap

Suite 101

2,000 SF
\$22.00/SF

Second Gen Retail

Suite 102

1,500 SF
\$22.00/SF

Second Gen Retail

Suite 105

3,000 SF
\$22.00/SF

Second Gen Retail

Suite 107

1,500 SF
\$22.00/SF

Second Gen Retail

Total Space Available
10,000 SF

Max Contiguous
8,500 SF

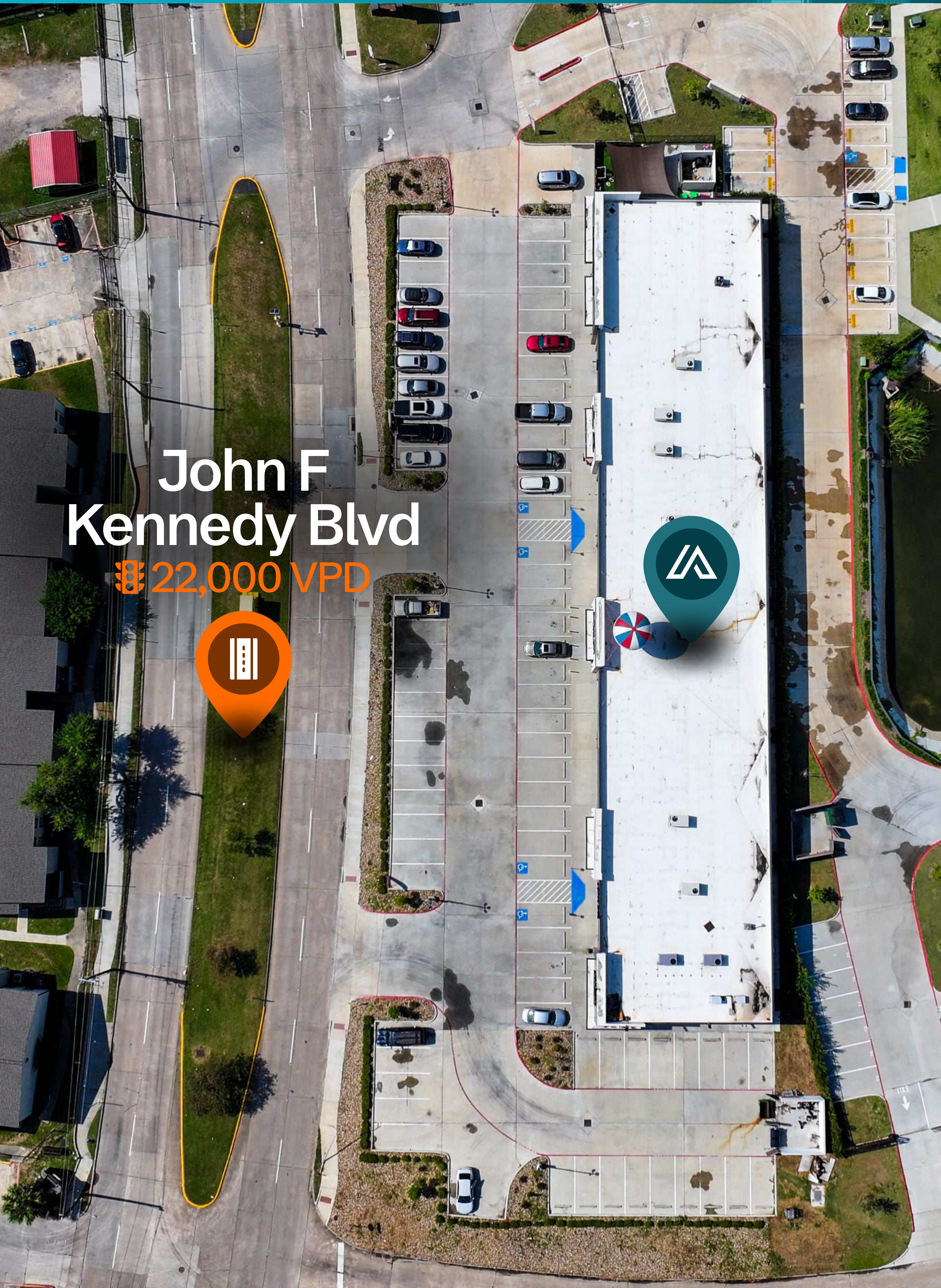


Prominent Frontage on John F Kennedy Blvd

- ➔ Main north Houston corridor feeding directly into IAH
- ➔ Clear sightlines and high daily drive-by counts
- ➔ Monument and storefront signage opportunities

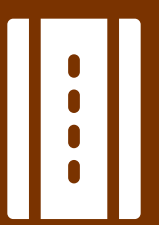
8 Minutes from George Bush Intercontinental Airport

- ✓ Direct access to one of the **busiest airports in the country**
- ✓ **Steady traffic** from airport employees, travelers, and hotel guests
- ✓ **Strong fit** for QSR, convenience, and service concepts serving that base



**John F
Kennedy Blvd**

22,000 VPD



5.93-Acre Site with Abundant Parking

- ✓ Deep parking field with **easy ingress and egress**
- ✓ Car friendly score of **100**
- ✓ Room for drive-up, curbside, and delivery operations

No Zoning Restrictions

- ✓ Houston's unzoned market allows a wide range of tenant uses
- ✓ **Faster path** to opening for most concepts
- ✓ **Flexibility** for medical, salon, fitness, cafe, or neighborhood retail



Subject Site

Dense, Growing Trade Area

-  **81,737** residents and **23,438** households within 3 miles
-  Population projected to grow nearly **6% through 2030**
-  Established residential neighborhoods on all sides

Strong Daytime Employment Base

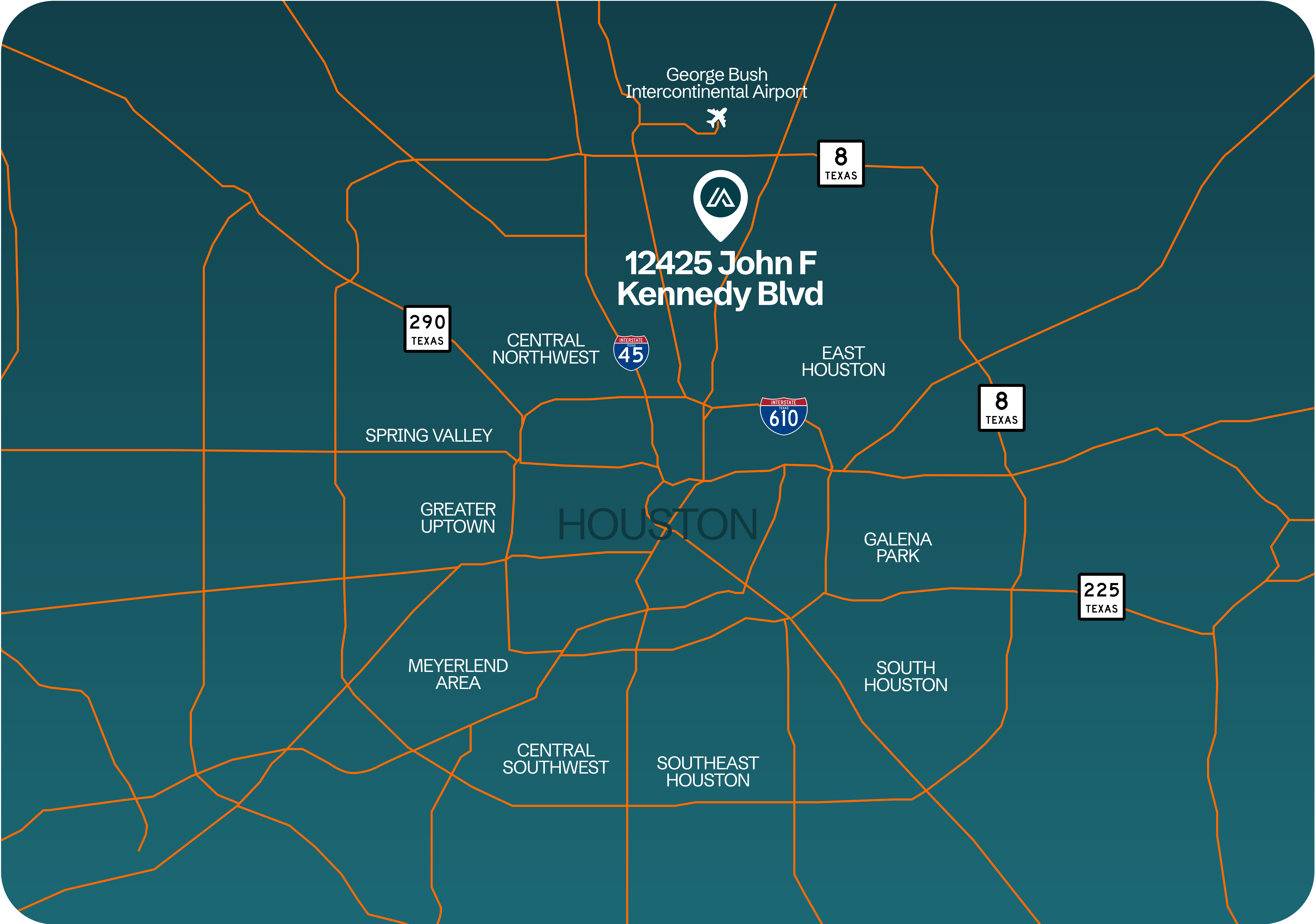
-  **36,331** daytime employees within 3 miles
-  Airport, logistics, and industrial workforce nearby
-  Consistent weekday lunch and after-shift demand

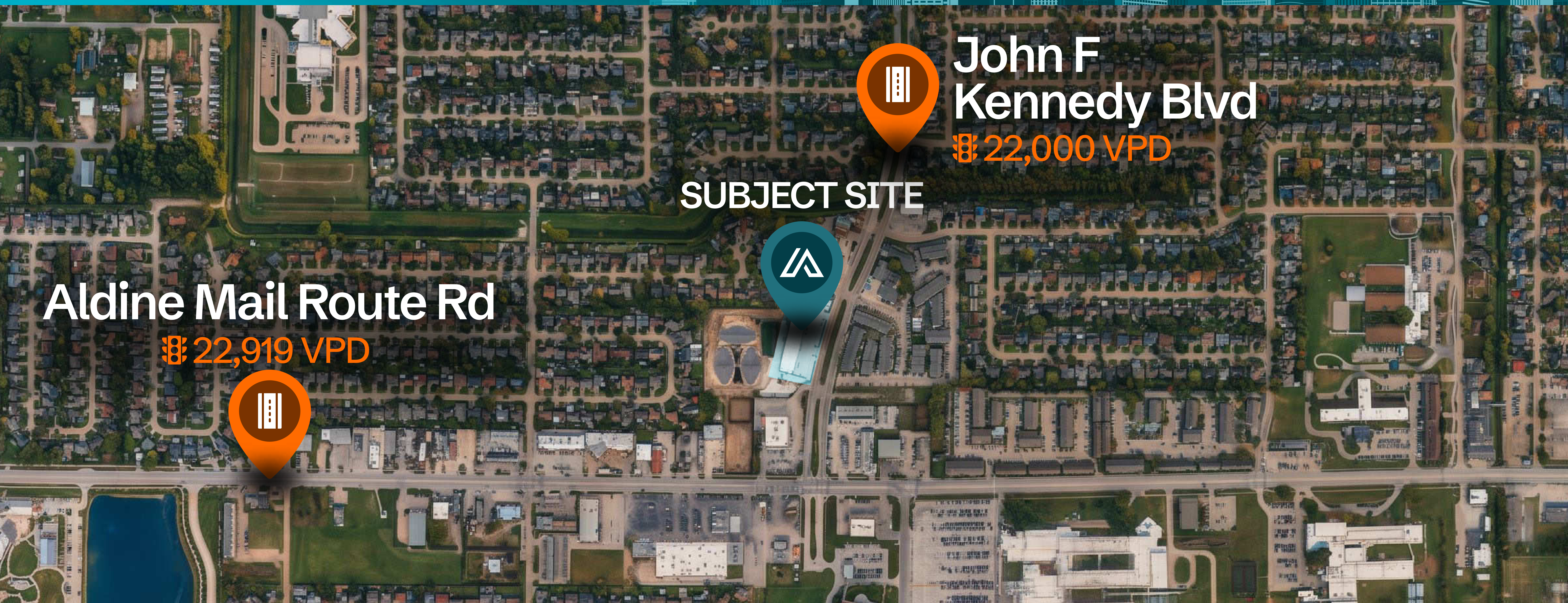
Below-Market Rents in a Tight Submarket

- Asking rents well **under** the Houston retail average
- Near North submarket vacancy **at 5.8%**
- **Limited** new construction competing for the same tenants









RESTAURANTS

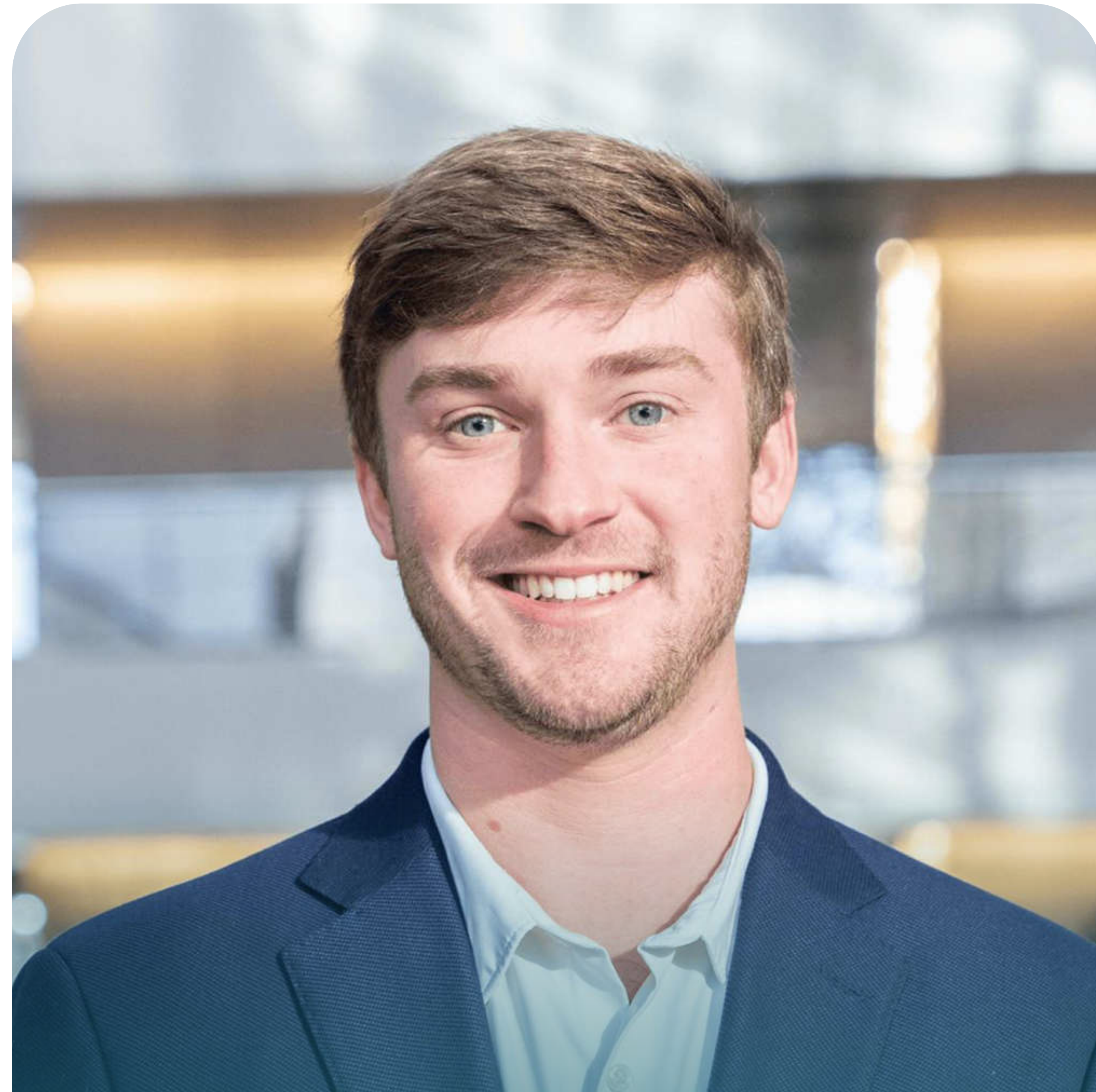
- ✓ Chinese Wok
- ✓ Domino's Pizza
- ✓ Las Carnitas Ceibeñas
- ✓ Little Caesars Pizza
- ✓ Sushi Tex-Mex
- ✓ Taqueria La Guadalupana
- ✓ Hippo Burger
- ✓ Tito's Tacos

GROCERY

- ✓ Food City Supermarket
- ✓ H-E-B
- ✓ La Michoacana Meat Market
- ✓ La Real Michoacana
- ✓ Save A Lot

SHOPPING

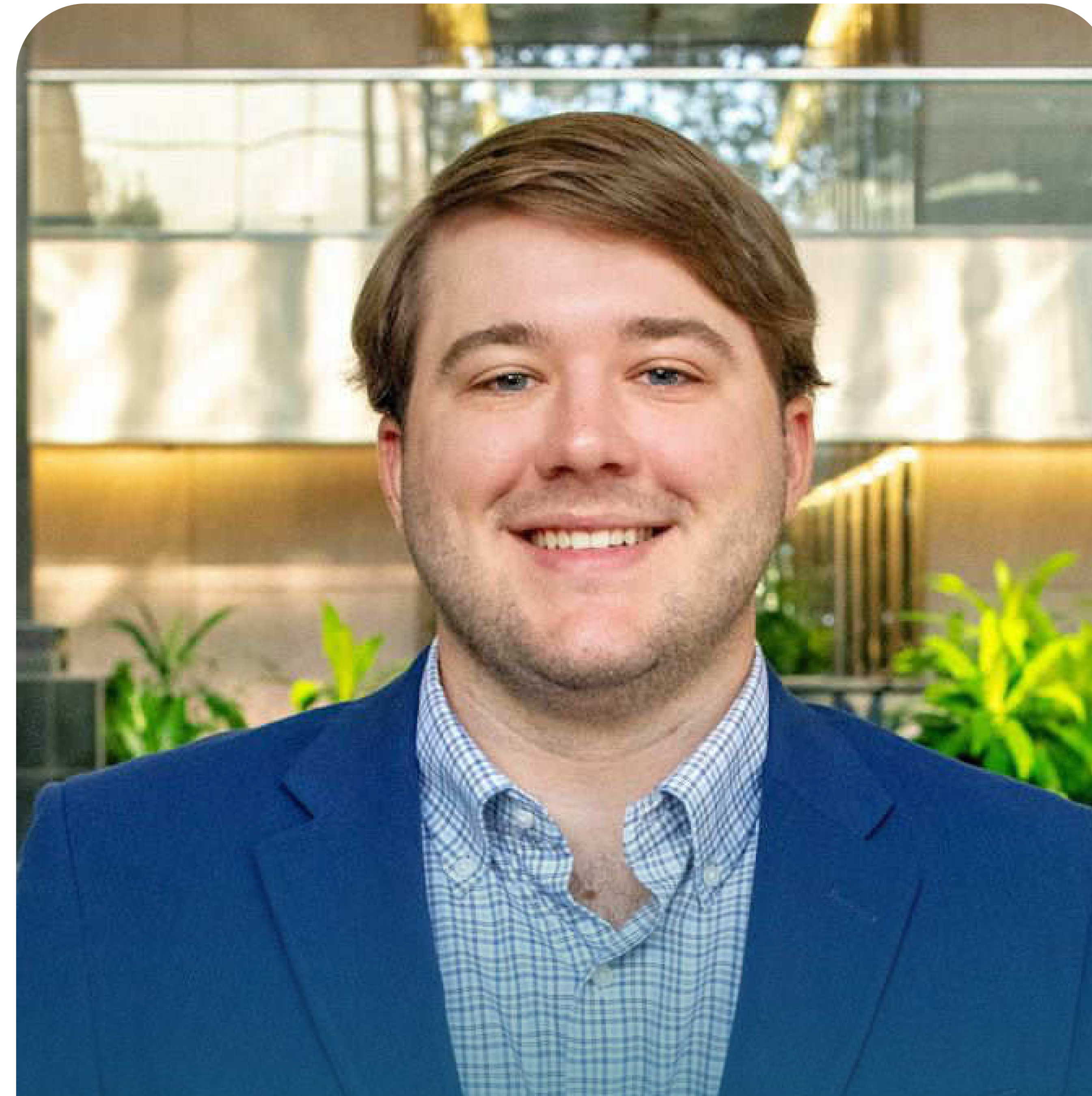
- ✓ CVS Pharmacy
- ✓ Dollar General
- ✓ Family Dollar
- ✓ High Meadow Shopping Center
- ✓ J.F.K. Plaza
- ✓ Northwood Shopping Center



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ABOUT US

Aspire CRE is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.

