

8,500 SF 2nd Generation Restaurant Space For Lease

12895 Gulf Freeway
Houston, TX 77034



HOBBY/AIRPORT
(HOU)

ALMEDA CROSSING



ALMEDA MALL



GULF FREEWAY / I-45 | 146,023 VPD











FUQUA ST



12895 Gulf Freeway



SITE DETAILS

-  8,500 SF 2nd Generation Restaurant
-  250 surface parking spaces
-  Direct freeway visibility
-  Multiple access points
-  Situated amongst national restaurant groups
-  Signage opportunity
-  New roof installed January 2025
-  Contact broker for more info





AREA HIGHLIGHTS

ACTIVE DISPOSABLE
INCOME - **\$92,440**
AVERAGE HOUSEHOLD
INCOME WITHIN A
5-MILE RADIUS

265,097 HOUSEHOLDS
WITHIN A **5 MILE**
RADIUS OF PROPERTY

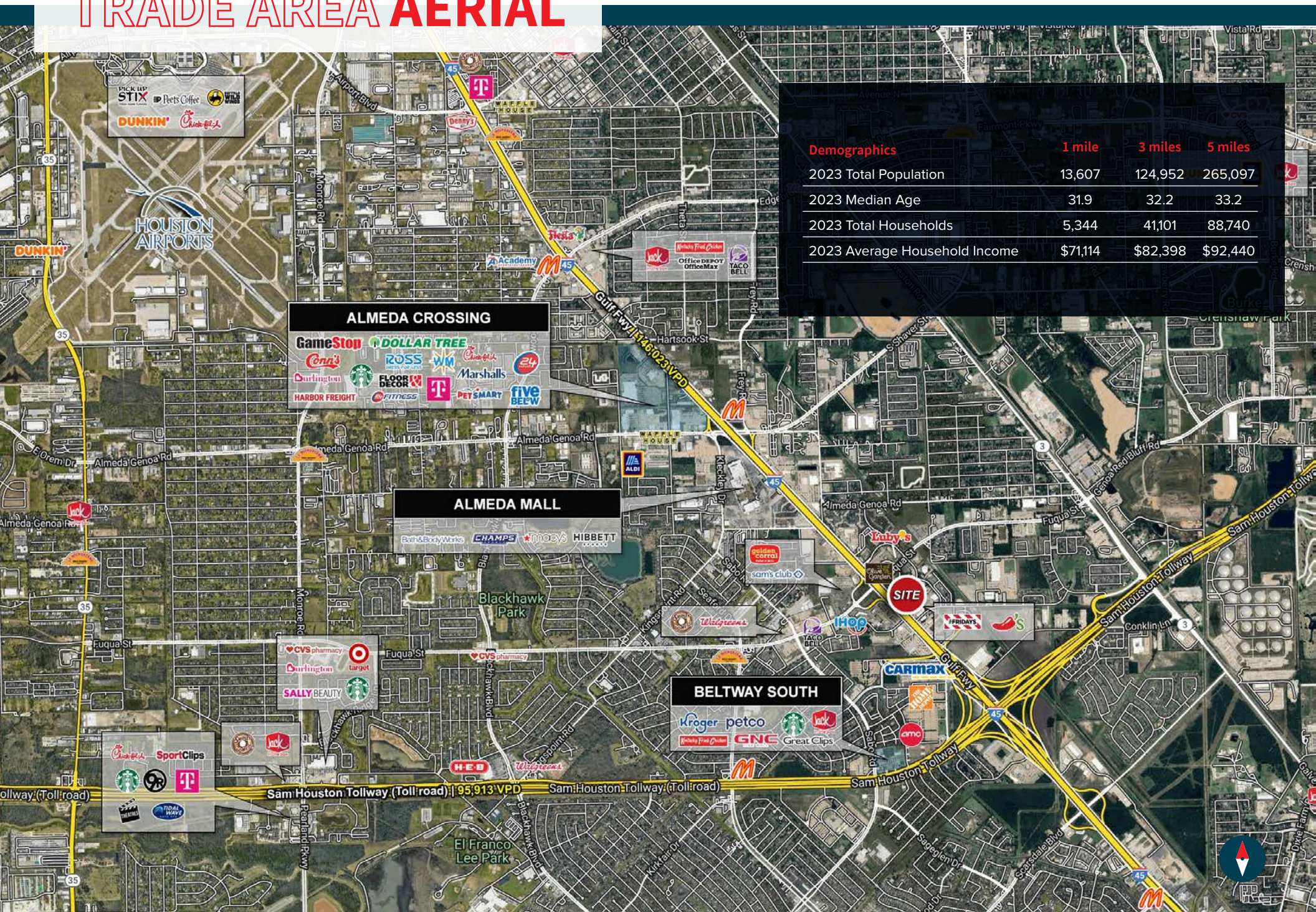
HIGH TRAFFIC AREA - NEAR
THE INTERSECTION OF I-45
(**166,937 VPD**) AND BELTWAY
8 (**96,933 VPD**)

LOCATED RIGHT OFF EXIT
RAMP - MULTIPLE POINTS
OF INGRESS/EGRESS

JUST **10 MINUTES**
FROM HOBBY AIRPORT
& **20 MINUTES**
FROM DOWNTOWN
HOUSTON



TRADE AREA AERIAL



Demographics	1 mile	3 miles	5 miles
2023 Total Population	13,607	124,952	265,097
2023 Median Age	31.9	32.2	33.2
2023 Total Households	5,344	41,101	88,740
2023 Average Household Income	\$71,114	\$82,398	\$92,440

ALMEDA CROSSING

- GameStop
- DOLLAR TREE
- Cona's
- ROSS
- WIM
- Chick-fil-A
- 24
- Dorlington
- Starbucks
- FLOOR DECOR
- Marshall's
- HARBOR FREIGHT
- FITNESS
- PET SMART
- FIVE BELOW

ALMEDA MALL

- Bath & Body Works
- CHAMPS
- moys
- HIBBETT

- CVS pharmacy
- Target
- Dorlington
- SALLY BEAUTY
- Starbucks

BELTWAY SOUTH

- Kroger
- petco
- Starbucks
- Jack
- Wendy's
- GNC
- Great Clips

SITE

- golden corral
- sam's club
- Luby's
- Walgreens
- IHOOP
- FRIDAYS
- Chili's
- CARMAX

- Chick-fil-A
- SportClips
- Starbucks
- Jack
- Wendy's
- TIDAL WAVES

Sam Houston Tollway (Toll road) | 95,913 VPD



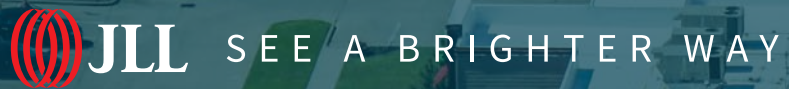
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