

FOR LEASE

2121

North Main Street  
HOUSTON | TX

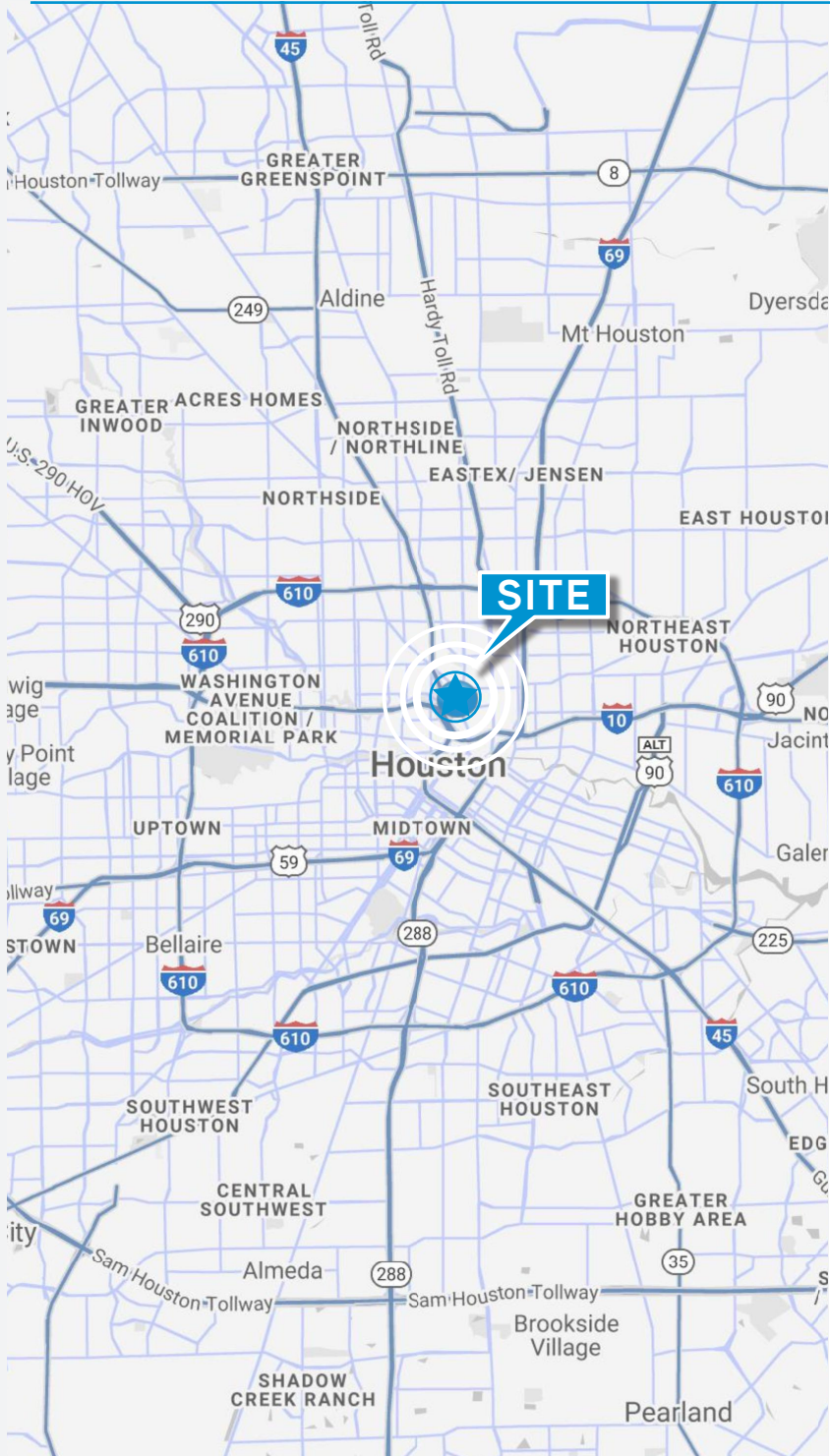
1,410 SF  
End Cap Available



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|                       |                  |
|-----------------------|------------------|
| Base Rent             | Contact Broker   |
| Additional Rent       | \$5.40 PSF NNN   |
| Term                  | 3, 5 or 10 Years |
| Available             | Immediately      |
| Impr. Allowance       | Negotiable       |
| Year Built            | 2003             |
| Square Feet Available | 1,410 SF End Cap |

The building is 5,500 square feet and was built in 2003. There is one remaining vacancy on the western endcap. Current tenants include a donut shop, a barber shop and a loan company. There are 26+ parking spaces in front of the property.



2121 North Main Street is located directly along the Metro North rail line on Main Street. The building is located half a mile away from White Oak Music Hall. The property is also located across the street from Ketelsen Elementary School.

The 1,410 SF western end-cap space, adjacent to Donut Delight, was formerly occupied by Subway. The space has two walk-in coolers in place and two ADA approved restrooms. The space is ideal for a quick service restaurant user.

|         |          |                   |
|---------|----------|-------------------|
| Space A | 1,410 SF | Vacant            |
| Space B | 1,175 SF | Doughnut Delight  |
| Space C | 800 SF   | Nuevo Barber Shop |
| Space D | 961 SF   | Hermano's Loans   |
| Space E | 1,201 SF | Tiempo Loans      |

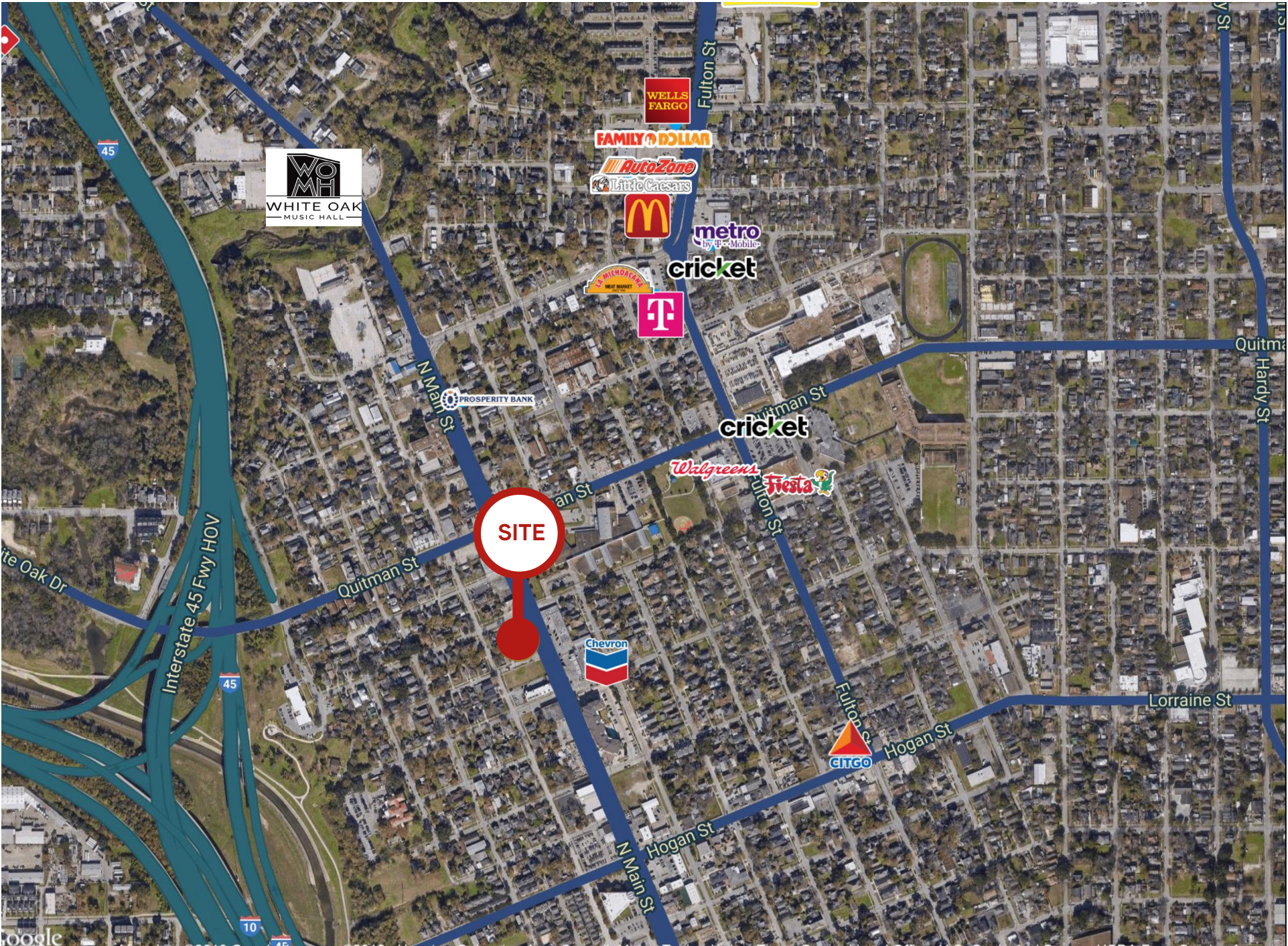


AREA DEMOGRAPHICS

|  | 1 MILE   | 3 MILE  | 5 MILE  |
|--|--|---|---|
|    | <b>Population (2019)</b><br>17,200                           | <b>Population (2019)</b><br>173,800                           | <b>Population (2019)</b><br>415,230                           |
|    | <b>Projected Population (2024)</b><br>6,200                  | <b>Projected Population (2024)</b><br>74,500                  | <b>Projected Population (2024)</b><br>175,400                 |
|    | <b>Average Household Income (2019)</b><br>\$74,100           | <b>Average Household Income (2019)</b><br>\$104,700           | <b>Average Household Income (2019)</b><br>\$102,800           |
|   | <b>Projected Average Household Income (2024)</b><br>\$78,000 | <b>Projected Average Household Income (2024)</b><br>\$115,000 | <b>Projected Average Household Income (2024)</b><br>\$112,600 |
|  | <b>Unemployment Rate (2019)</b><br>2.7%                      | <b>Unemployment Rate (2019)</b><br>2.1%                       | <b>Unemployment Rate (2019)</b><br>2.1%                       |
|  | <b>Businesses (2019)</b><br>718                              | <b>Businesses (2019)</b><br>14,257                            | <b>Businesses (2019)</b><br>28,962                            |











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