

For Lease

±2,550 SF second generation free standing restaurant available

6705 Fondren Road

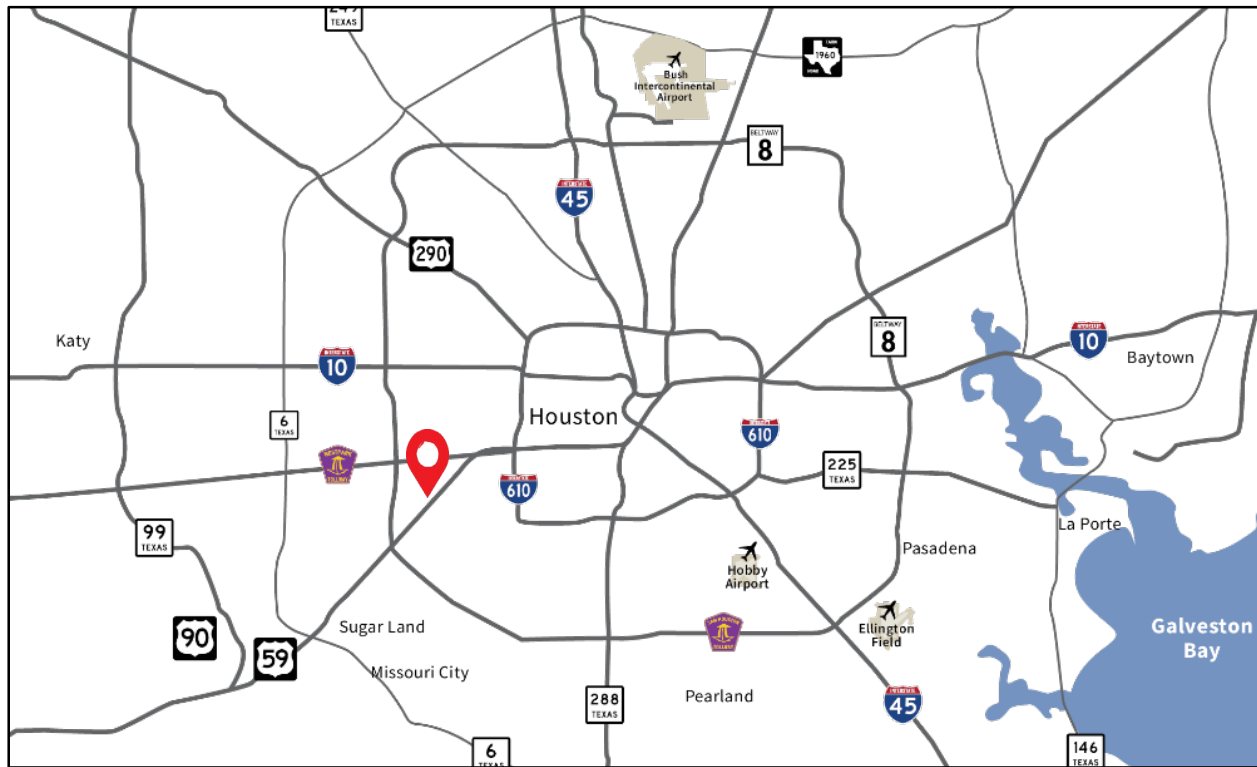
Houston, TX 77035

Alex Kelly
 Senior Associate
 +1 713 425 1863
alexh.kelly@am.jll.com

Marshall Henry
 Associate
 +1 713 425 1809
marshall.henry@am.jll.com



6705 Fondren Road



Location

Site is located on Fondren Road adjacent PlazAmericas mall, just north of Highway 59

Size

±2,550 SF former Whataburger on 0.48 acres

Highest & Best Use

Quick service restaurant, free standing retail

Access & Visibility

Highly visible and easily accessible from Fondren Road

Area Amenities

Adjacent PlazAmericas Mall (32 retail tenants), Walgreens, La Michoacana, Las Delicias Bakery, El Catrachito, Arena Theatre and dense multi-family and residential neighborhoods

Rate

Call broker for pricing



Estimated Population

1-mile	3-miles	5-miles
25,742	271,678	597,134



Average Household Income

1-mile	3-miles	5-miles
\$53,112	\$58,412	\$89,109



Traffic Counts

29,820 VPD
Fondren Road at Site

208,580 VPD
Highway 59 at Fondren Road

31,833 VPD
Fondren Road at Bellaire Boulevard



Number of Households

1-mile	3-miles	5-miles
8,994	101,322	233,577



Median Age

1-mile	3-miles	5-miles
32.5	31.2	33.6

Site Plan

