



For Lease

±7,950 s.f. building on ±17,354 s.f. pad
3723 Westheimer Road
Houston, TX 77027

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Jones Lang LaSalle Americas, Inc.
JLL Retail Advisory

Property Highlights

- Inner loop lease or pad opportunity in the heart of River Oaks Minutes from the Galleria and Upper Kirby
- Irreplaceable site that boasts some of the best demographics in Houston



Area Traffic Counts

19,430 VPD

Westheimer Road at site

15,238 VPD

Willowick Road at Westheimer Road

4,015 VPD

Timmons Lane at Westheimer Road



Estimated Population

1-mile	3-miles	5-miles
21,745	201,390	531,309



Average Household Income

1-mile	3-miles	5-miles
\$151,789	\$155,333	\$126,833



Number of Households

1-mile	3-miles	5-miles
12,937	102,806	252,194



Median Age

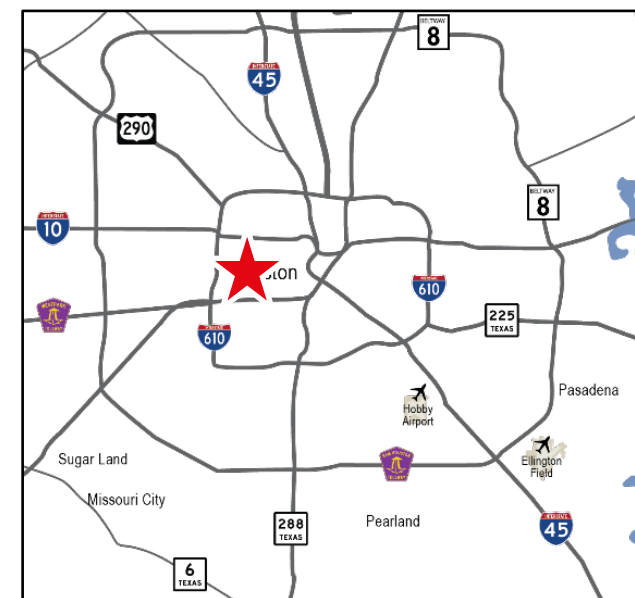
1-mile	3-miles	5-miles
38.7	38.5	35.9

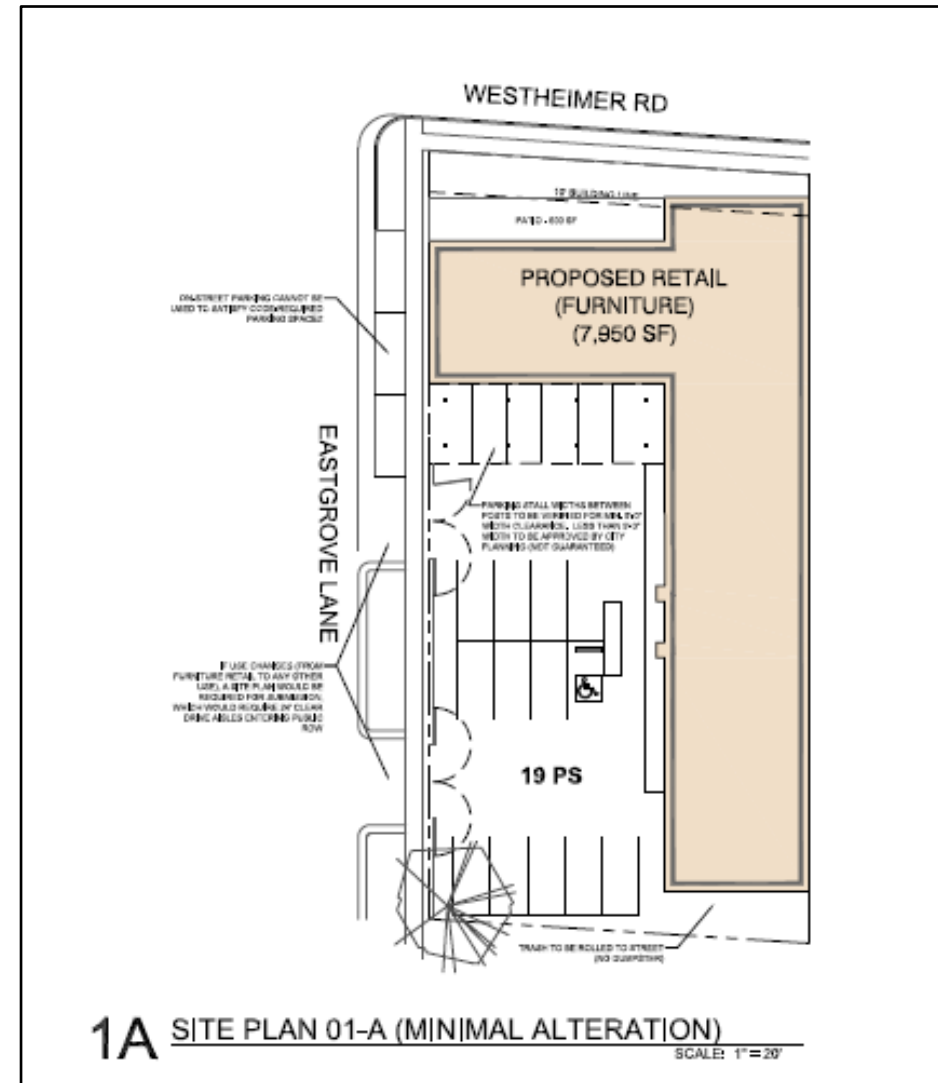
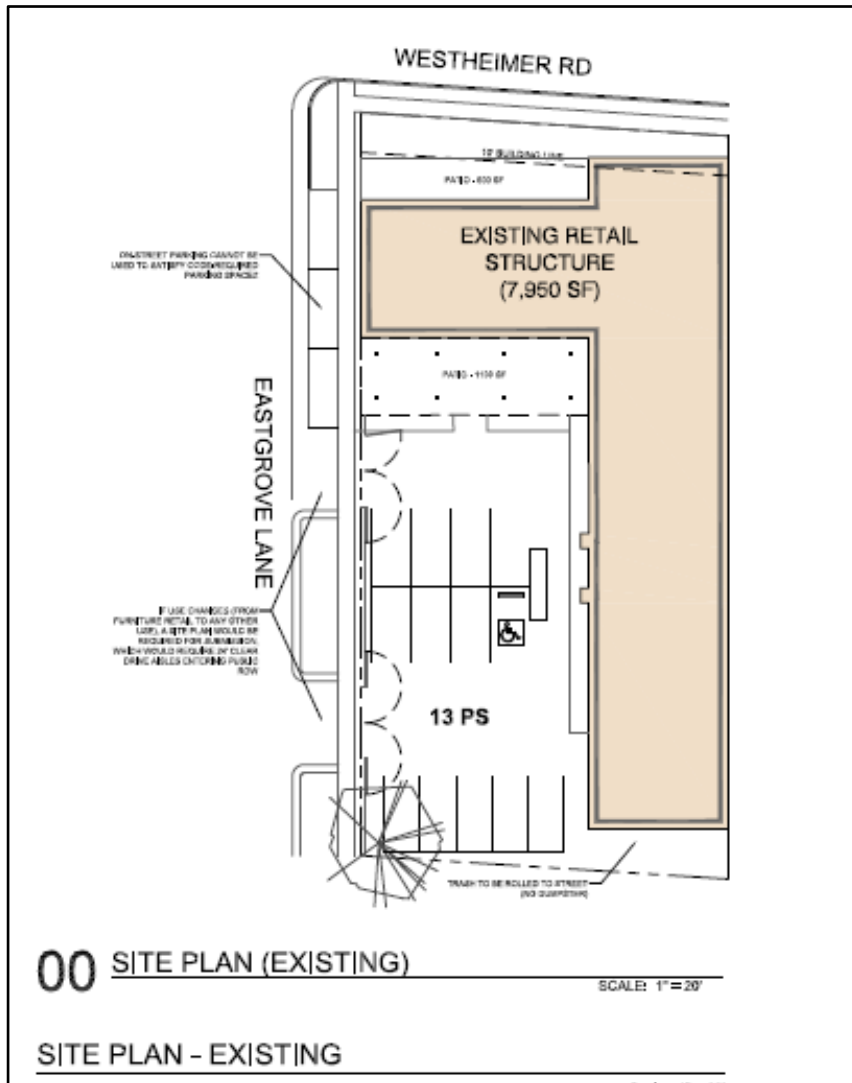
Property Details

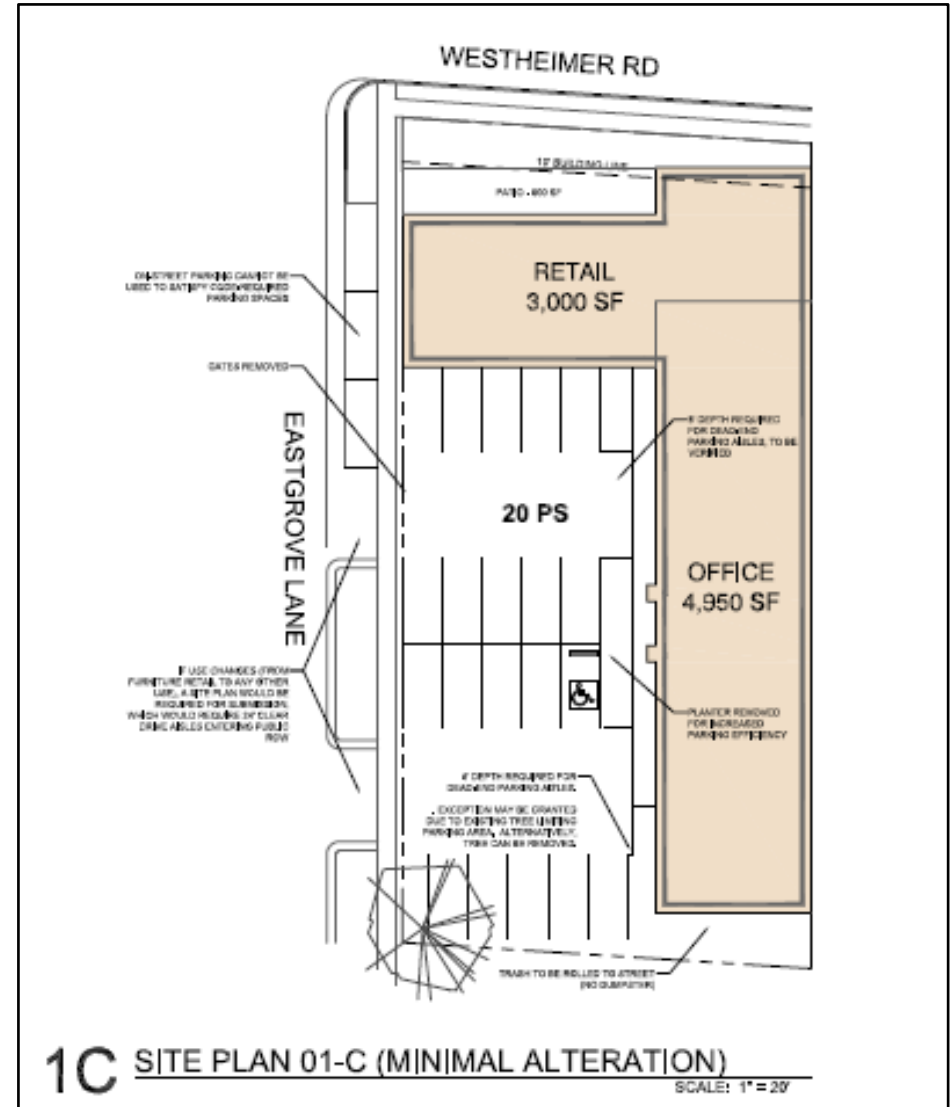
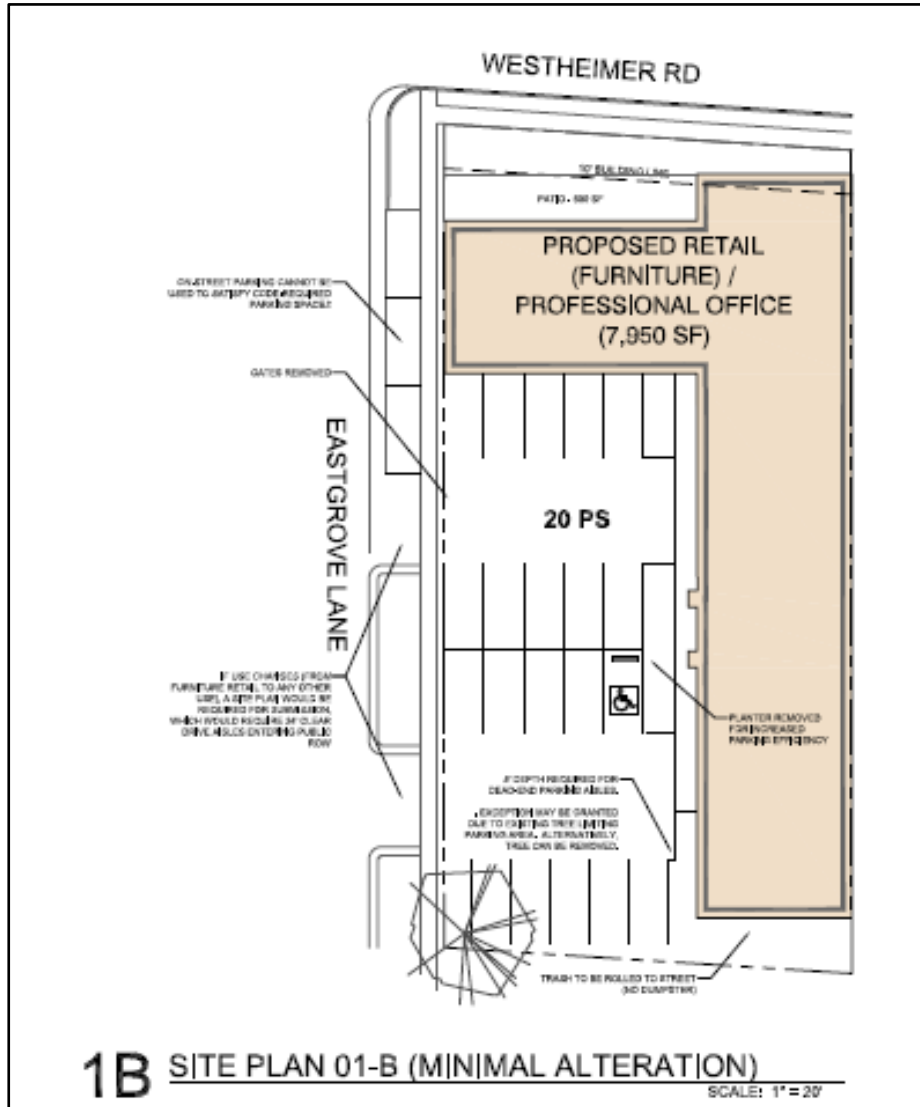
- Building Size: ±7,950 s.f.
- Pad Size: ±17,354 s.f. pad
- Building Configuration: Free-standing
- Location: SEC of Westheimer and Eastgrove

Lease Rate

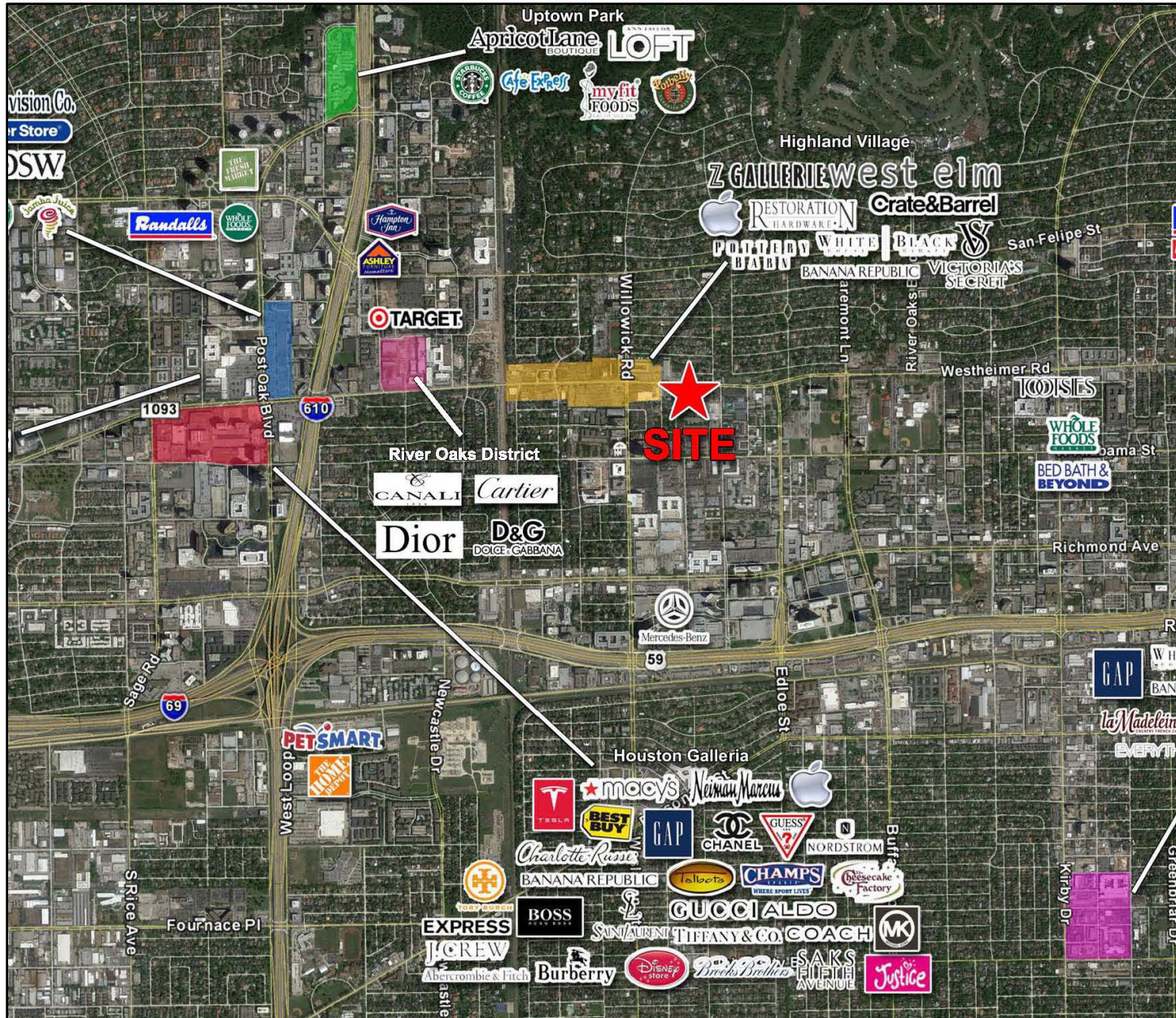
Contact Broker:











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