

Merchants Park

Houston-The Woodlands-Sugar Land, TX

29.7913, -95.41

1303-1421 West 11th Street | Houston, TX 77008



Center Size: 246,451 SF



Demographics	1 Mile	3 Mile	5 Mile
	21,887	162,412	448,753
	10,616	79,145	206,567
	\$172,579	\$160,164	\$140,276

Highly trafficked shopping center with Kroger, the center draws an estimated 8,400 visits/day and 3.0M+ annual visits (based on Creditell)

Retail space for lease located in the heart of the historical Heights area of Houston at the intersection of N Shepherd Dr and W 11th St

High visibility from 20,000+ VPD on N. Shepherd Drive and 20,000+ VPD on N. Durham Drive

Strong lineup of national and regional retailers including Petco, Ross Dress for Less, UT Physicians, AutoZone & Great Clips

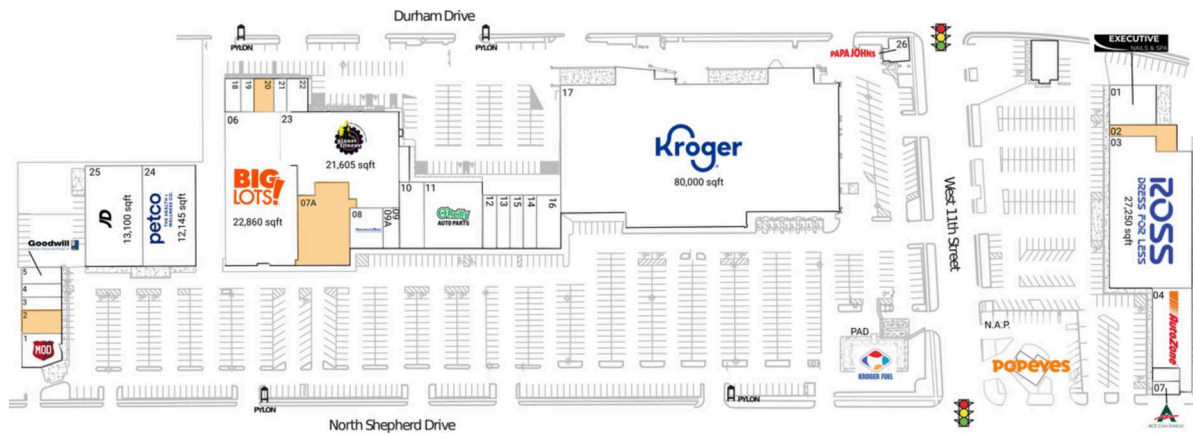
Surrounded by a dense population of 162,000+ with an average household income of \$160,000+ within a 3-mile radius

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Available Space

02	2,300 SF
2	2,100 SF
07A	8,325 SF
20	1,500 SF
21	975 SF
22	1,445 SF

Current Retailers

N.A.P.	Popeyes	0 SF
PAD	Kroger Fuel Center	1 SF
01	Executive Nails and Spa	4,200 SF
1	MOD Pizza	2,850 SF
03	Ross Dress for Less	27,250 SF
3	Superior Cuts by Connie	1,200 SF
04	AutoZone	8,000 SF
4	Shepherd Dental	1,200 SF
5	Goodwill	1,500 SF
06	Big Lots	22,860 SF
06	Post & Mail 4 U	798 SF
07	Ace Cash Express	800 SF
08	America's Best Contacts & Eyeglasses	3,125 SF
09	Supercuts	1,500 SF
09A	TitleMax	2,400 SF
10	Pho Ben	3,789 SF
11	O'Reilly Auto Parts	8,855 SF
12	Brown Bag Deli	1,600 SF
13	Purelux Nail Spa	1,600 SF
14	Gong Cha	1,600 SF
15	Fastrict Dumplings	1,600 SF
16	Castle Dental	3,000 SF
17	Kroger	80,000 SF
18	Runny's Food Store	1,179 SF
19	Liberty Tax Service	1,000 SF
23	Planet Fitness	21,605 SF
24	Petco	12,145 SF
25	JD Sports	13,100 SF
26	Papa John's	1,050 SF

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