

Merchants Park

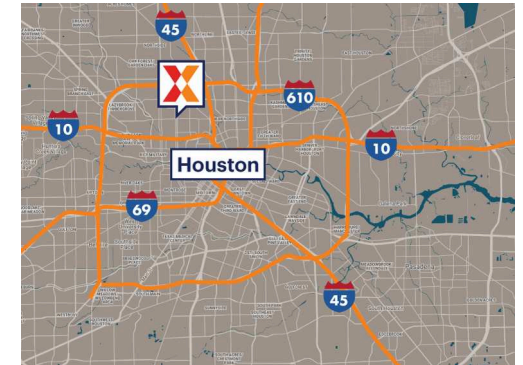
Houston-Pasadena-The Woodlands, TX

29.7913, -95.41

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



Center Size: 246,656 SF



Demographics	1 Mile	3 Mile	5 Mile
	22,215	165,928	456,479
	10,772	80,836	210,246
	\$218,346	\$186,847	\$161,653

Highly trafficked shopping center drawing an estimated 3M+ annual visits (Placer.ai 2024)

Kroger-anchored center with strong lineup of national and regional retailers including Petco, Ross Dress for Less, Planet Fitness and JD Sports

Affluent and highly educated trade area with an avg household income of \$218K+ and 78% with a college education within a 1-mile radius

Located in the heart of the historical Heights area of Houston with high visibility from 19K+ vehicles daily on N Shepherd Dr and 16K+ vehicles daily on West 11th St (Kalibrate 2022)

Surrounded by a dense population of 165K+ within a 3-mile radius

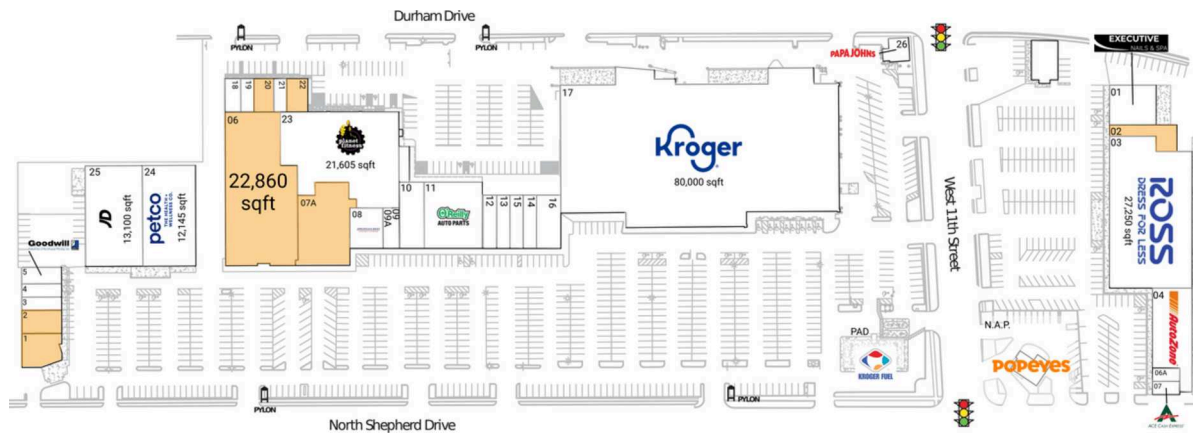
Conveniently located .5-mile to the mixed-use development M-K-T that includes retailers Lovesac, Ray-Ban, La La Land Kind Café & [solidcore], with 1.4M+ annual visits (Placer.ai 2024)

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Available Space

1	2,850 SF
02	2,300 SF
2	2,100 SF
06	22,860 SF
07A	8,325 SF
20	1,500 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
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
06A	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
21	Amy's Tailor	975 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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