

RAILWAY HEIGHTS

M A R K E T



8200 WASHINGTON AVE, HOUSTON, TX

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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RETAIL/RESTAURANT SPACE AVAILABLE IN THE HEIGHTS!

- 40,000 SF Mixed Use property in the Heights submarket on Washington Avenue
- Amazing opportunity for F&B or entertainment user in highly coveted Houston Heights
- Entire 40,000 SF Building Available with 13,000 SF dedicated patio and entertainment space
- 22,000 SF of shared family park and greenspace
- Current tenants include MADabolic Fitness and The Story Church
- Call for Pricing

±40,000 SF

RETAIL/RESTAURANT
SPACE AVAILABLE

26,484 +

VEHICLES PER DAY
ON WASHINGTON ST

75 K +

DAYTIME POPULATION
WITHIN 3 MILES OF SITE

DEMOGRAPHICS

	1-mile	2-mile	3-mile
2022 Population	11,423	51,995	147,485
2027 Projected Pop.	12,365	55,326	158,042
Daytime Pop.	13,646	75,802	228,454
Avg HH Income	\$178,972	\$176,034	\$171,437

TRAFFIC COUNTS

Washington Ave: 26,484 VPD

Katy Rd: 16,927 VPD

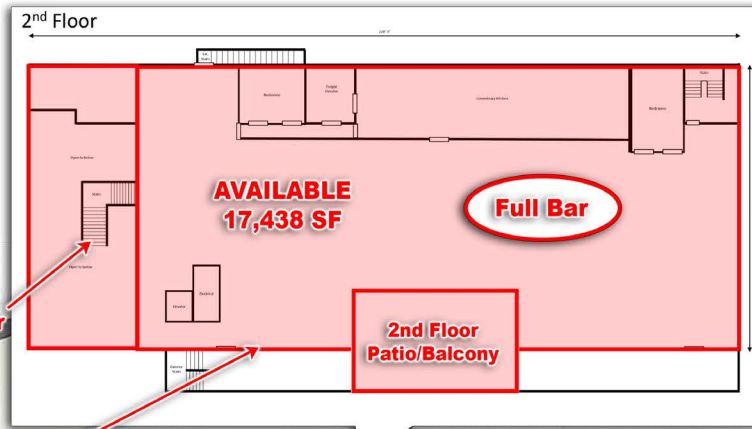
Hempstead Rd: 16,893 VPD

Katy Fwy/I-10: 229,701 VPD

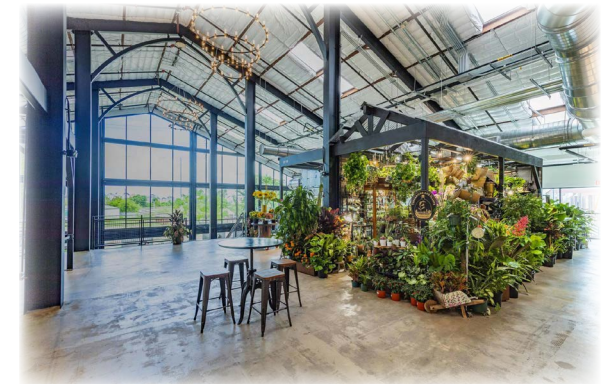
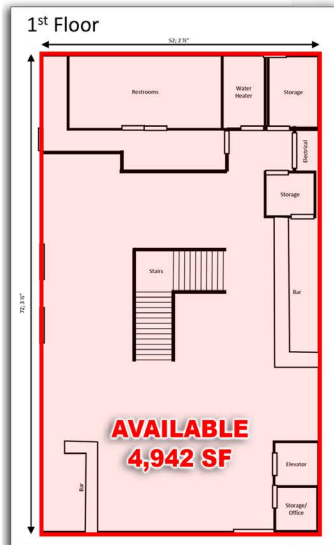
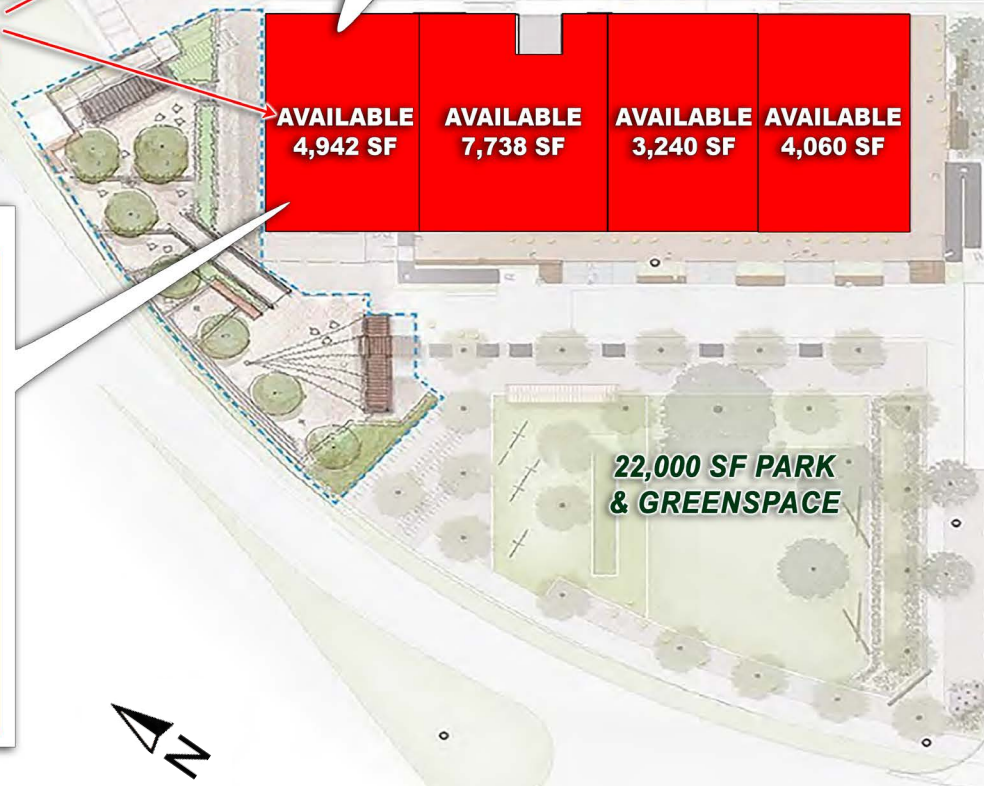
(TXDOT)



**13,000 SF
BEER GARDEN
+ PATIO
OPPORTUNITY
FOR 1ST & 2ND
FLOOR VACANCY**

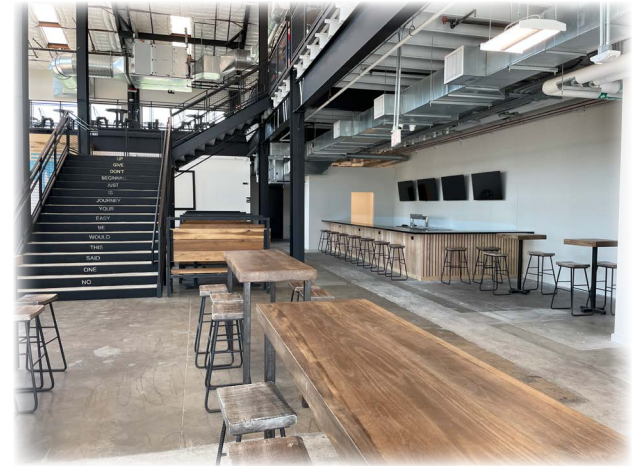
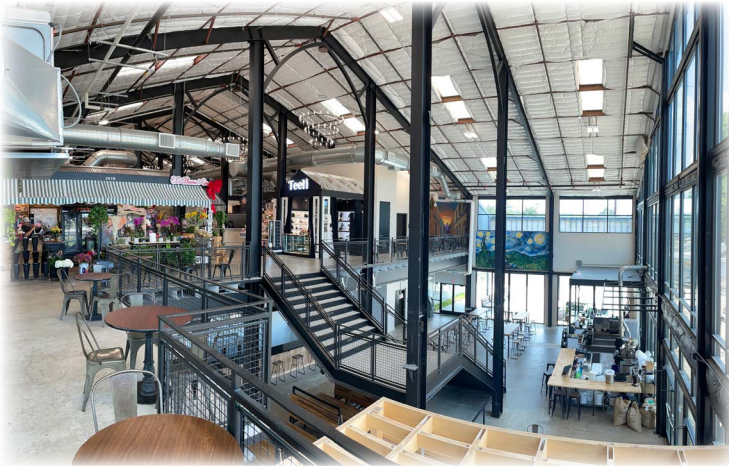


**1st + 2nd Floor
40,000 SF
Contiguous**



RAILWAY HEIGHTS MARKET

8200 Washington Avenue
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