# ORR FOR LEASE

#### **PROPERTY INFORMATION:**

- ±11,250 SF Retail Development
- 121 Parking Spaces
- Spaces Available: ±1,125 SF 2nd Gen Retail ±1,895 SF Shell Space
- ± 1,112 SF Pad Site with Drive-Thru Available For Lease
- Located on S Wayside Dr, just NW of I-45/Gulf Fwy
- Across the street from Walmart
- Golden Chick under construction
- Call broker for pricing



## **GULF FREEWAY** @ WAYSIDE 2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023





SCAN ME



Tel: 713.468.2600 | Fax: 713.468.7774 4601 Washington Ave, Ste. 220 Houston, Texas 77007

Theinformation contained hereinwas obtained through sources deemed reliable; however, Orr Realty Corporation makes noguarantees, warranties, or representations as to the completenessor accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change indesign, change of price prior to sale or lease, or with drawal without notice.



## **GULF FREEWAY** @ WAYSIDE 2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023

### **Demographics:**

FOR LEASE

<u>1 Mile Radius</u> Population: 14,049 Daytime Pop: 13,908 Households: 5,126 Avg HH Income: \$71,639

2 Mile Radius Population: 66,599 Daytime Pop: 71,210 Households: 22,898 Avg HH Income: \$62,392

<u>3 Mile Radius</u> Population: 137,803 Daytime Pop: 149,195 Households: 47,362 Avg HH Income: \$63,868

### **Traffic Counts:**

Wayside Dr 27,159 VPD (TXDOT 2021)

Gulf Fwy Service Rd 45,937 VPD (TXDOT 2021)

Gulf Fwy/I-45 216,466 VPD (TXDOT 2021)

US 90 ALT (S of I-45) 18,750 VPD (TXDOT 2021)







Tel: 713.468.2600 | Fax: 713.468.7774 4601 Washington Ave, Ste. 220 Houston, Texas 77007

The information contained here in was obtained through sources deemed reliable; how ever, Orr Realty Corporation makes no guarantees, warranties, or representation sato the completences of the resonance of th

### **GULF FREEWAY** @ WAYSIDE 2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023





PARKING ANALYSIS BLDG/LEASE AREA TOTAL PARKING PARKING RATIO

11,250 SF 121 CARS 10.76 CARS/ 1000 SF



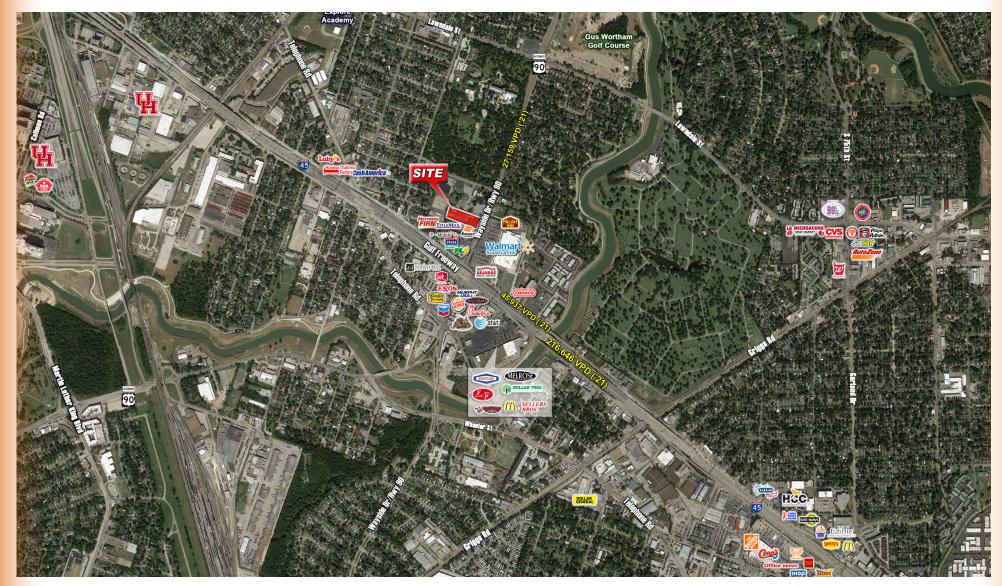
#### Last Updated: 5/12/23

Contact: Jolie Duhon 225.281.6246

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal



### GULF FREEWAY @ WAYSIDE 2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023





**Contact: Jolie Duhon** 225.281.6246

Last Updated: 5/12/23 The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal