

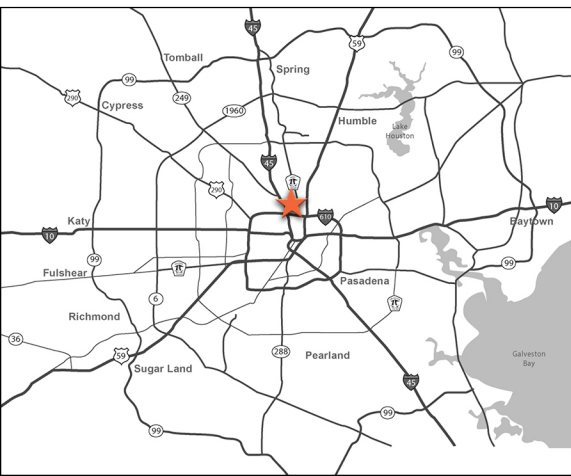
RANKIN CENTER

641 RANKIN ROAD, HOUSTON, TEXAS 77073

PROPERTY INFORMATION:

- Building Size: ±11,250 SF
- **Space Available:**
 - ±1,125 SF - 2nd Gen Retail
 - ±3,000 SF - Shell Space (divisible)
 - ±3,125 SF - Shell Space (divisible)
- **PAD-SITE AVAILABLE ±31,290 SF**
- Located northwest of the fully lighted intersection at Rankin Rd & Imperial Valley Dr
- Located between Family Dollar & Waffle House
- 50 Parking Spaces

**PAD-SITE
AVAILABLE**



Contact:
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4601 Washington Ave, Ste. 220
Houston, Texas 77007

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Demographics:

1 Mile Radius

Population: 14,284
Daytime Pop: 11,055
Households: 3,484
Med HH Income: \$52,495

3 Mile Radius

Population: 115,180
Daytime Pop: 128,402
Households: 33,059
Med HH Income: \$36,891

5 Mile Radius

Population: 236,297
Daytime Pop: 285,199
Households: 74,556
Med HH Income: \$40,448

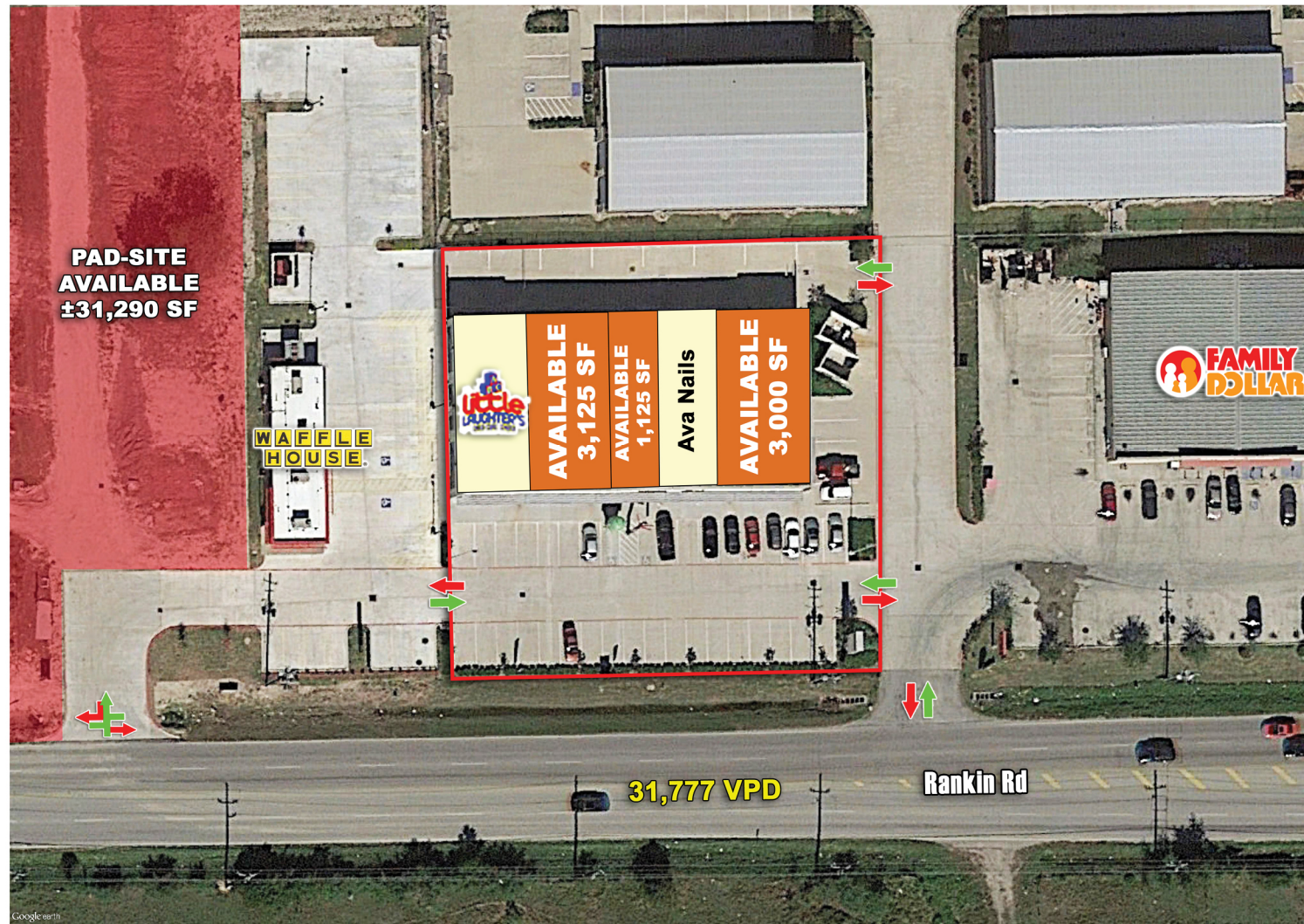
Traffic Counts:

Rankin Rd (W of Site)
31,777 VPD (TXDOT 2022)

Rankin Rd (E of Site)
14,778 VPD (TXDOT 2020)

Imperial Valley Dr
21,120 VPD (TXDOT 2022)

Interstate 45
264,960 VPD (TXDOT 2018)



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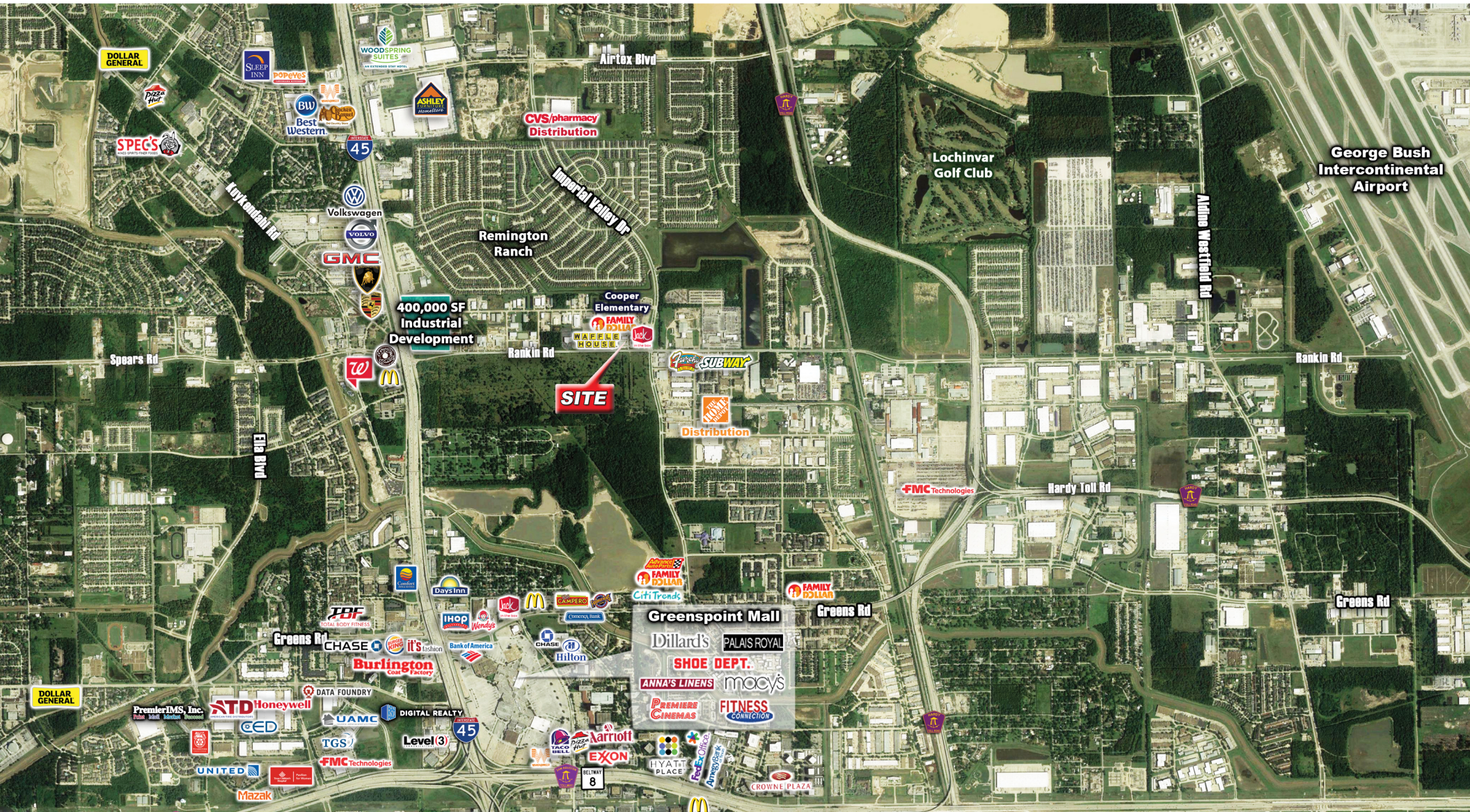
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