

FOR LEASE

# RANKIN CENTER

641 RANKIN RD | HOUSTON, TX 77073



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## PROPERTY INFORMATION

Rankin Center is located in the North Houston District, west of the lighted intersection at Rankin Rd and Imperial Valley Dr only 1/2 mile from I-45 N, this shopping center offers unparallel access and convenience.

### Available Spaces

Shell Space (divisible)	±3,000 SF
Shell Space (divisible)	±3,125 SF
Pricing	Contact Broker

### Property Highlights

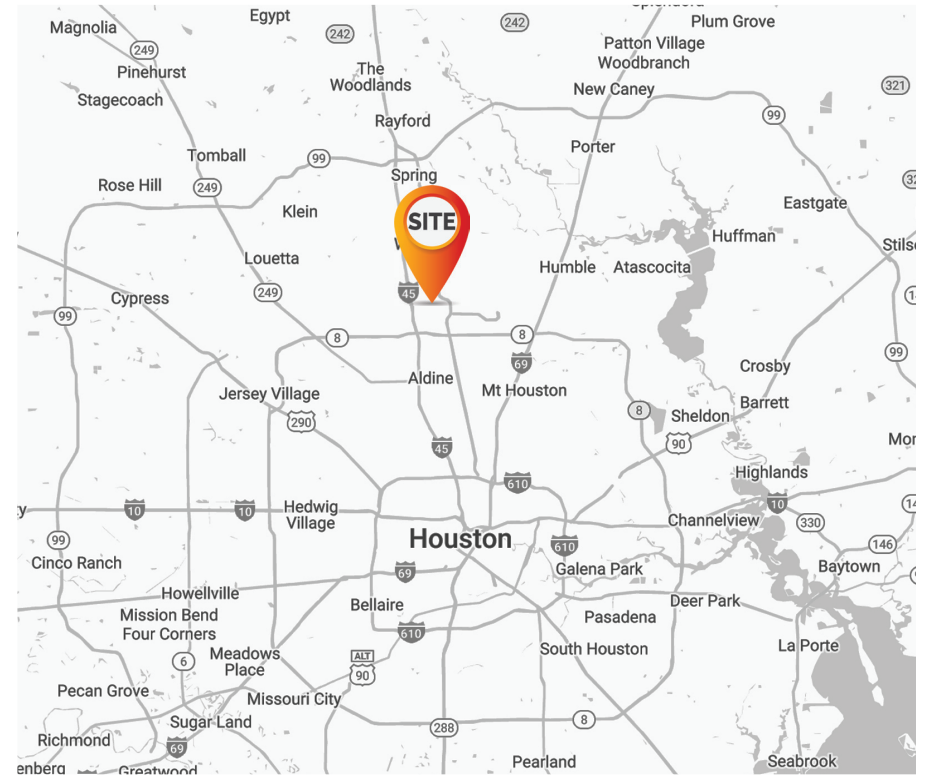
- At the lighted intersection of Rankin Rd and Imperial Valley Dr.
- Adjacent to Waffle House and family Dollar
- Centrally located - 1/2 mile from I-45  
2 miles from Hardy Toll Rd  
3 miles from Beltway 8

### Area Retailers



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### Demographics

	1 Mile	3 Miles	5 Miles
Population 2022	14,284	115,180	236,297
Total Daytime Population	11,055	128,402	285,199
Average HH Income	\$52,495	\$36,891	\$40,448
Traffic Counts	31,777 vpd on Rankin Rd 21,120 vpd on Imperial Valley Dr		

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**Cajun Street**  
SPICE UP YOUR LIFE  
COMING SOON

**Waffle House**

**Little Laughters**  
AVAILABLE ±3,125 SF  
Deluxe Hair Studio  
Ava Nails  
AVAILABLE ±3,000 SF

**FAMILY DOLLAR**

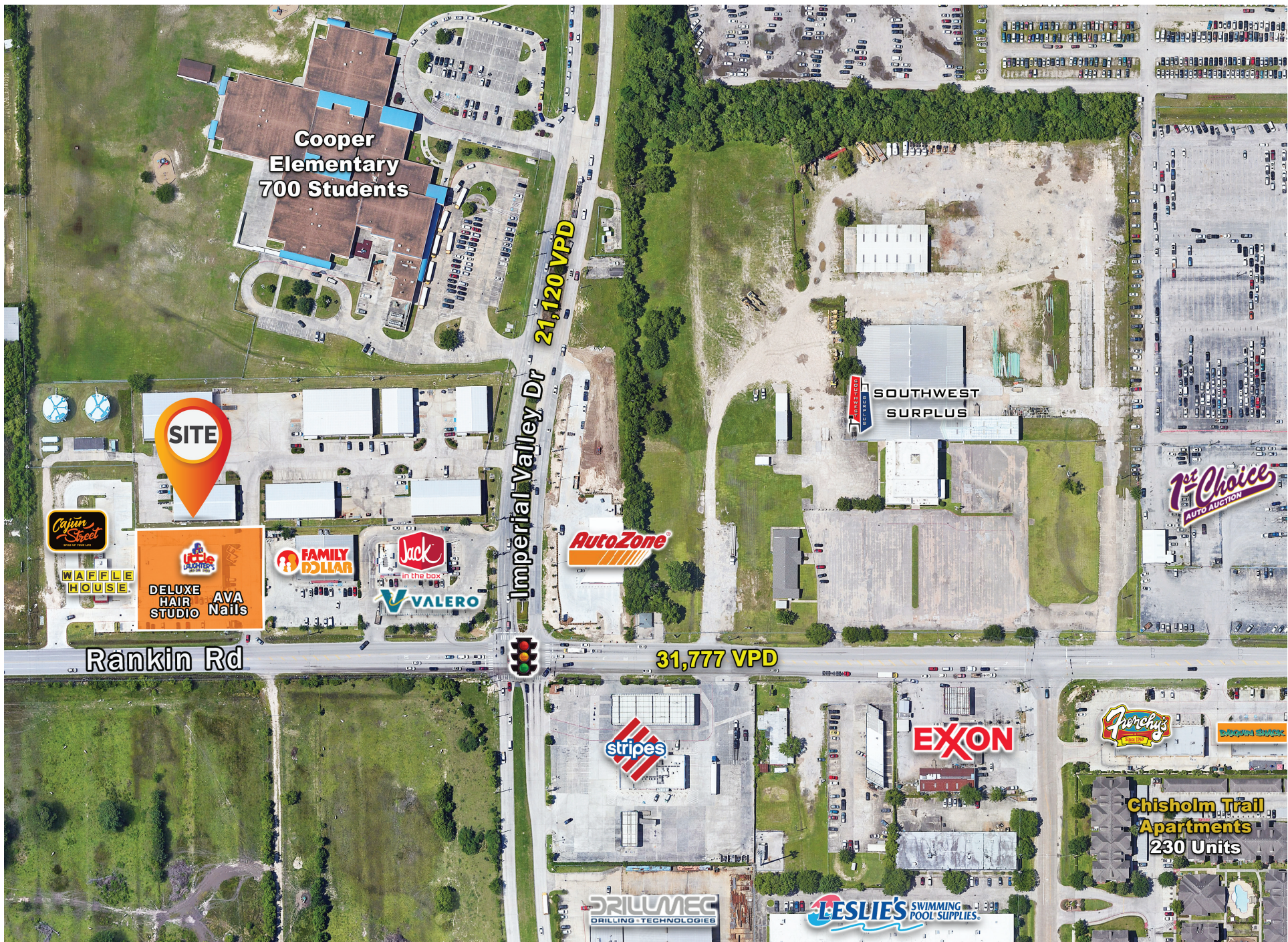
**Pylon Sign**

**31,777 VPD**  
**Rankin Rd**

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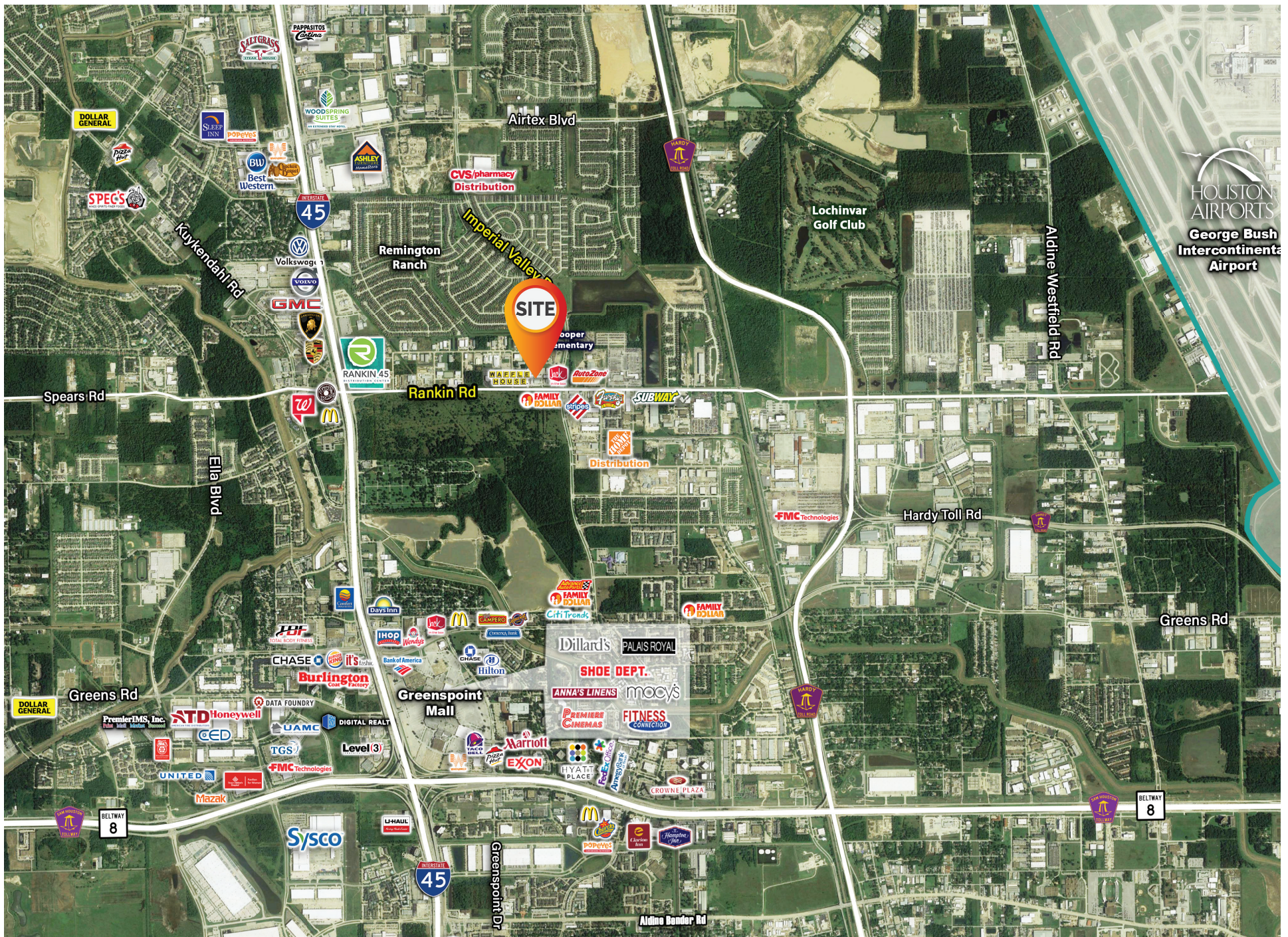
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