

FOR LEASE
Fully Leased

I-45 Telephone Road

3333 Telephone Rd
Houston, TX 77023



INTERSTATE
45

171,836 AADT

GULF FWY

INTERSTATE
45

Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



(954) 364-7585



javier@jblmgmt.com

JBL
ASSET MANAGEMENT

FOR LEASE
Fully Leased

I-45 Telephone Road

3333 Telephone Rd
Houston, TX 77023



AVAILABILITIES

- » Fully Leased

PROPERTY HIGHLIGHTS

- » Easy access and visibility from Gulf Freeway (I-45) with traffic counts of 171,836 AADT
- » Grocery anchored (Sellers Bros.) shopping center in one of Houston's highest density and rapidly growing areas
- » National tenant mix including Harbor Freight, Famsa, Melrose, BreWingz, and McDonald's

TRAFFIC COUNTS

- » 171,836 AADT on Gulf Fwy

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	16,116	145,867	350,557
Households	5,529	48,976	131,794
Average HH Income	\$68,207	\$60,744	\$77,354
Daytime Population	16,104	150,136	514,207

Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer

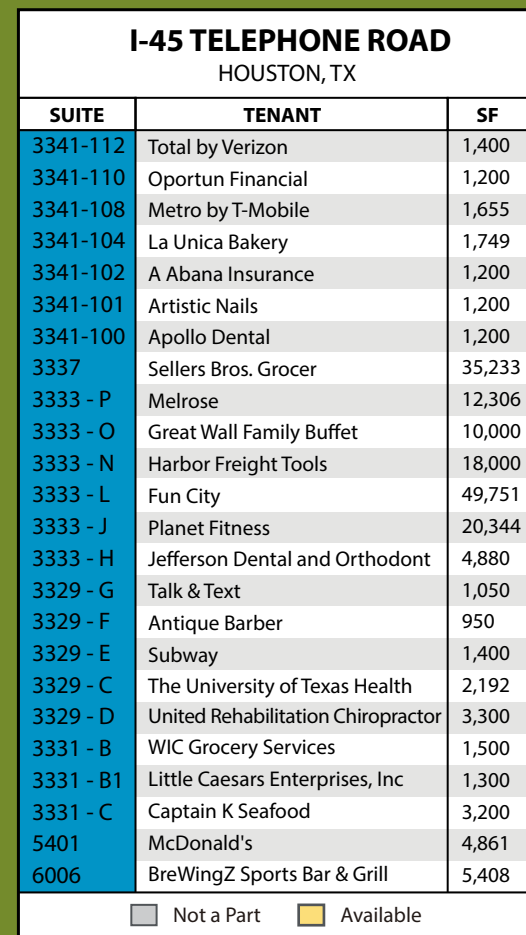


(954) 364-7585



javier@jblmgmt.com

JBL
ASSET MANAGEMENT



FOR LEASE
Fully Leased

I-45 Telephone Road

3333 Telephone Rd
Houston, TX 77023



Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



(954) 364-7585



javier@jblmgmt.com

JBL
ASSET MANAGEMENT