

# TURNKEY ENDCAP SPACE & SECOND GEN ENDCAP RETAIL SPACE AVAILABLE



## THE ICON STUDENT HOUSING RETAIL

3509 ELGIN ST. HOUSTON, TX 77004

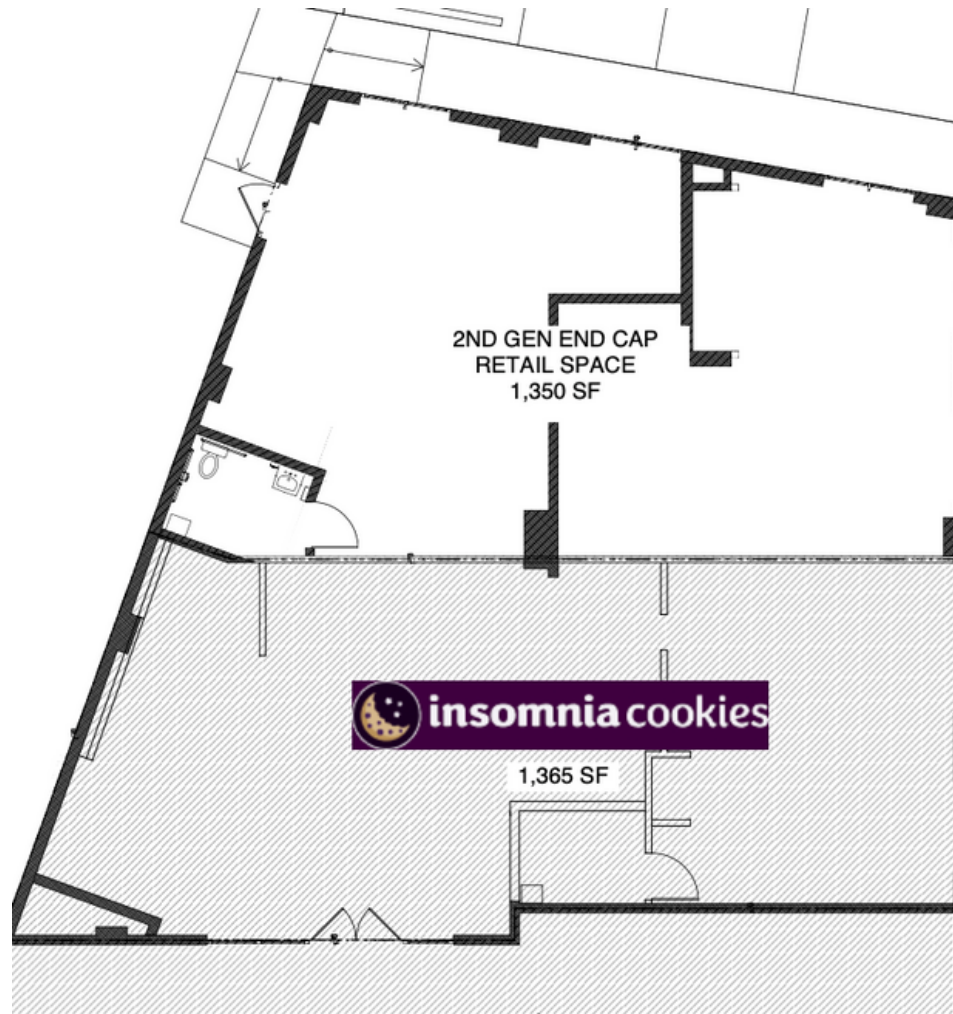
# PROPERTY HIGHLIGHTS



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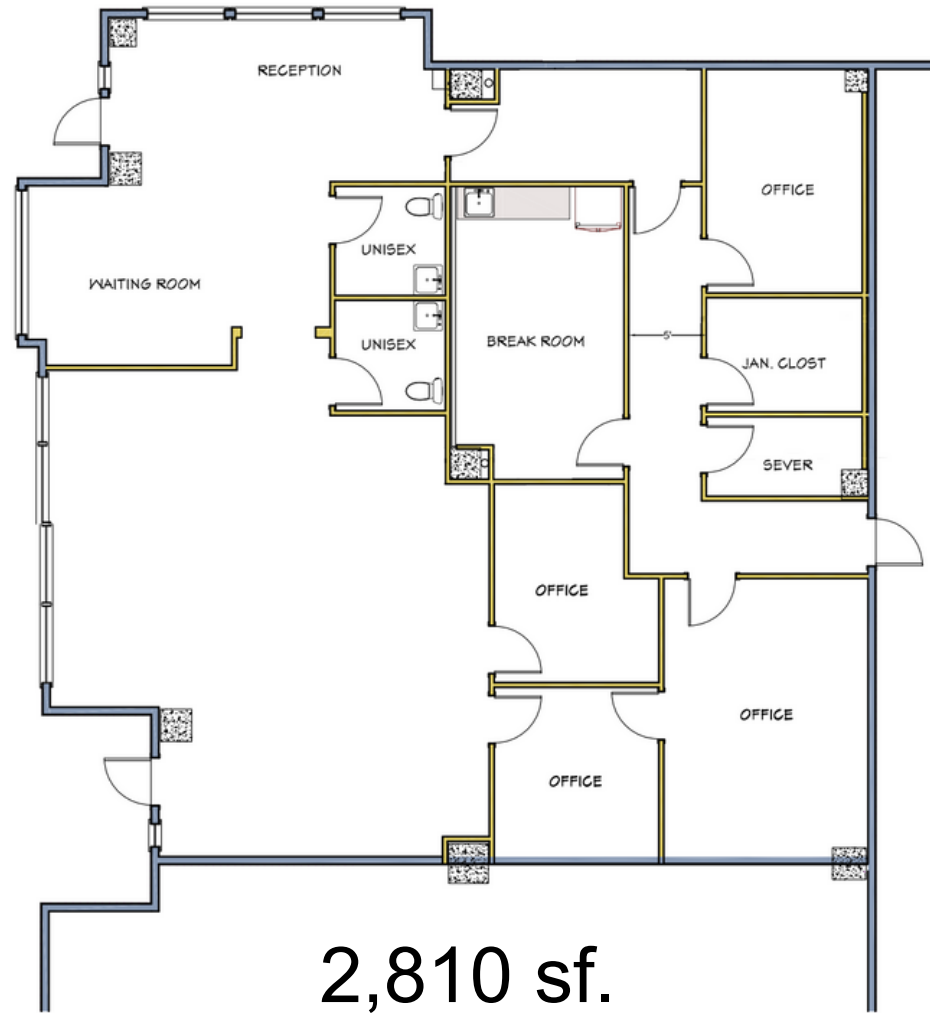
- ON A BUSY HARD CORNER
- TWO END CAPS 2ND GEN SPACE AVAILABLE
- CAPTIVE AUDIENCE OF 60,000 STUDENTS & STAFF
- STREET LEVEL RETAIL
- PLENTY OF PARKING
- CLASS A HOUSING
- PRIME CAMPUS INTERSECTION
- CADDY CORNER OF UNIVERSITY OF HOUSTON
- QUICK ACCESS TO I-45
- IMMEDIATE ACCESS TO THE METRO RAIL
- MINUTES AWAY FROM UNIVERSITY OF HOUSTON & TEXAS SOUTHERN UNIVERSITY
- CLOSE TO A 1,000 STUDENTS LIVING ABOVE

# SITE PLAN



**2ND GEN RETAIL SPACE**  
**LANDLORD TO DELIVER AS TURNKEY SPACE**

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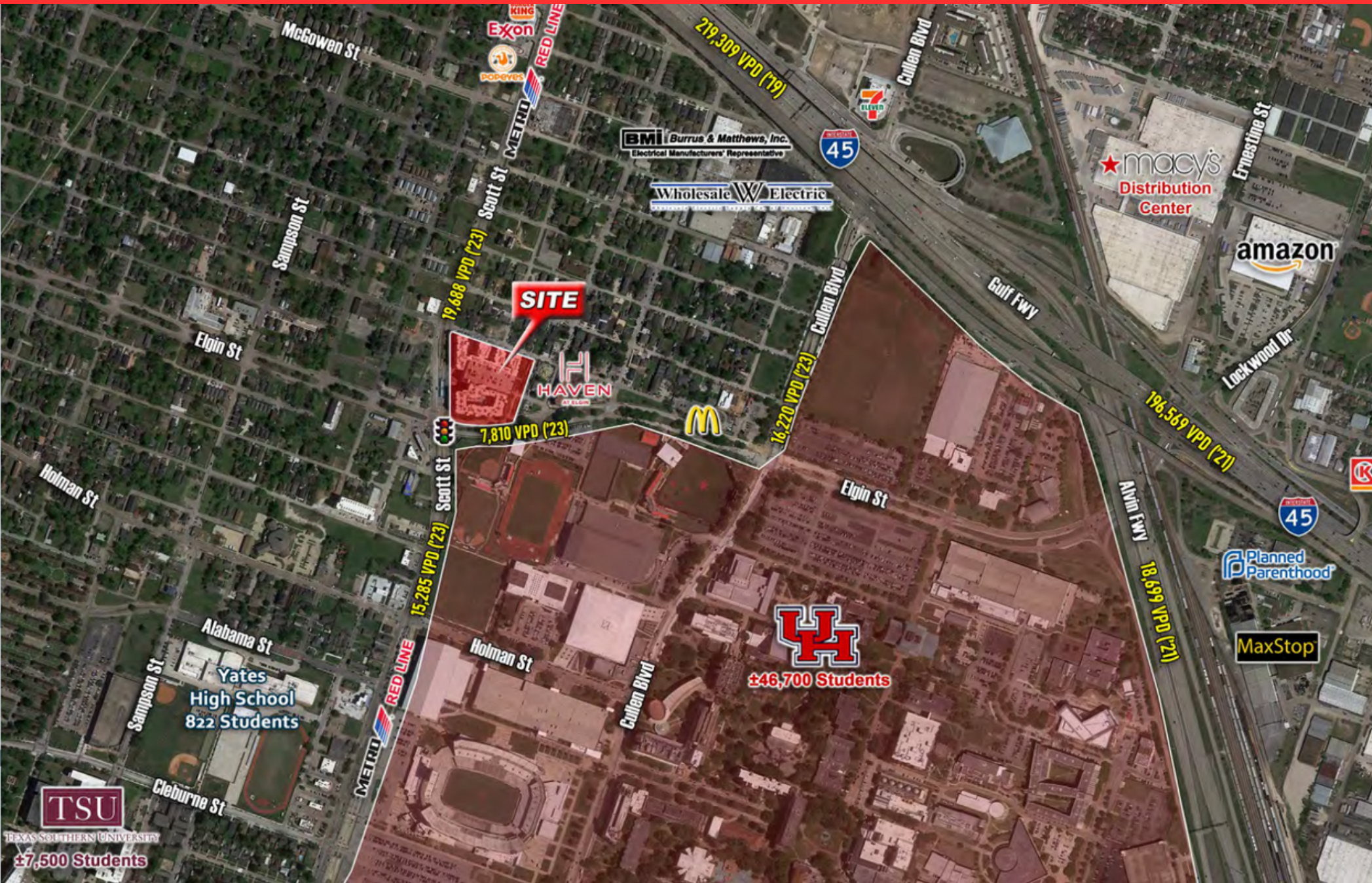


**2ND GEN RETAIL SPACE**  
**LANDLORD TO DELIVER AS TURNKEY SPACE**

# TRADE AREA RETAIL

UH: 50,000 STUDENTS & STAFF

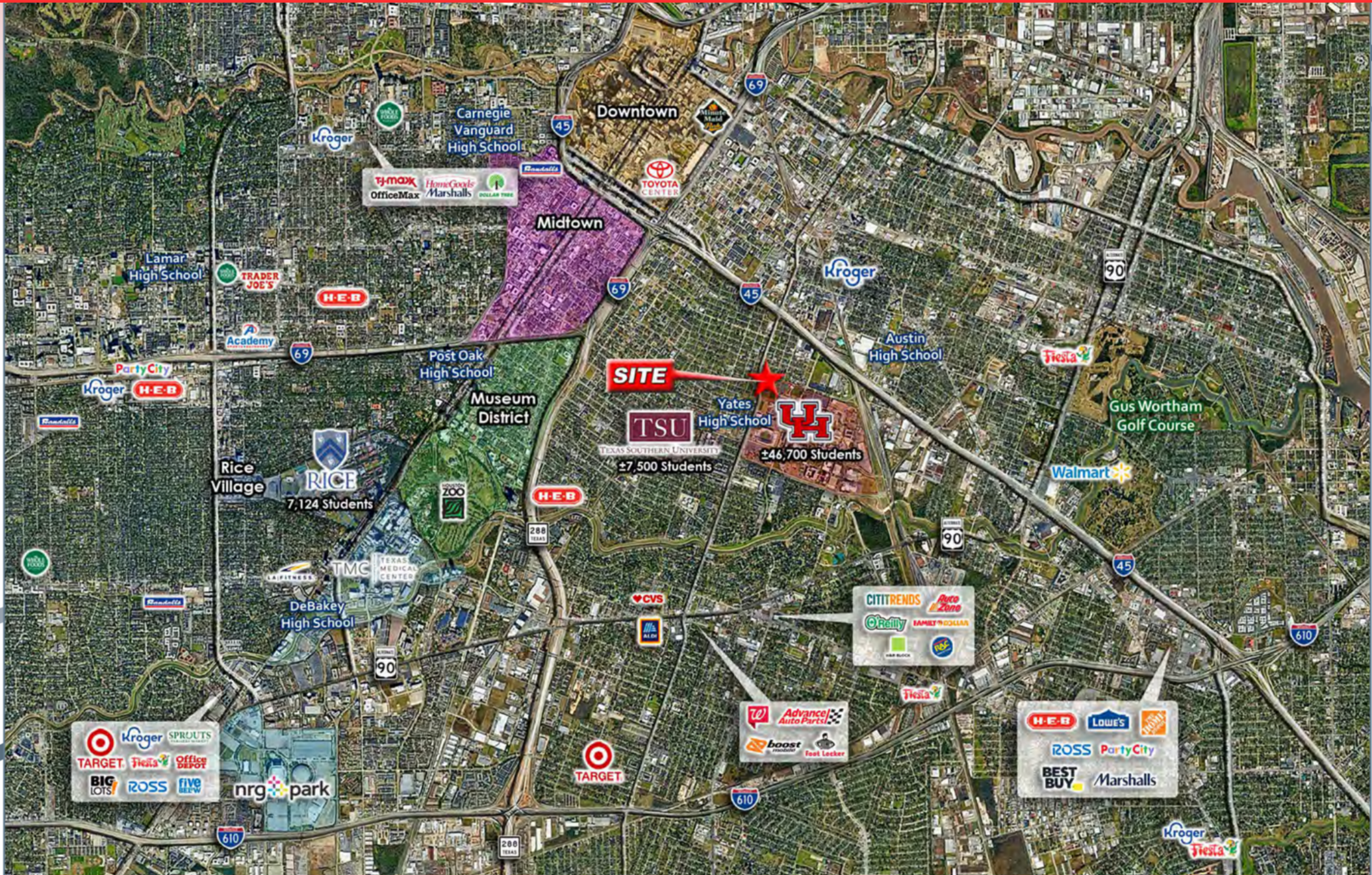
TSU: 12,000 STUDENTS & STAFF



# TRADE AREA RETAIL

UH: 50,000 STUDENTS & STAFF

TSU: 12,000 STUDENTS & STAFF



# DEMOGRAPHICS & TRAFFIC

| RADIUS | 2023<br>POPULATION | 2028<br>PROJECTED<br>POPULATION | DAYTIME<br>POPULATION | AVERAGE HH<br>INCOME |
|--------|--------------------|---------------------------------|-----------------------|----------------------|
| 1 MILE | 22,137             | 22,185                          | 28,773                | \$63,764             |
| 2 MILE | 71,637             | 72,526                          | 97,106                | \$97,344             |
| 3 MILE | 165,769            | 172,637                         | 333,836               | \$101,607            |

VPD ON SCOTT ST: 19,688

VPD ON ELGIN ST: 7,810

VPD ON I-45 NEAR SCOTT ST: 219,309

## TRAFFIC GENERATORS:



**NOW LEASING**

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