

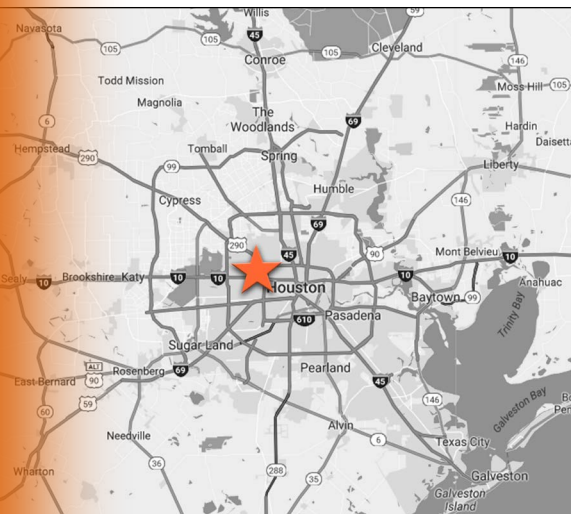
# FREESTANDING RESTAURANT FOR LEASE

**2009 MANGUM RD, HOUSTON, TEXAS 77092**

## PROPERTY INFORMATION:

**\$3,000 per month (Year 1 for Well-Qualified Tenants)**

- 0.91 AC Lot
- 1,960 SF Building with Drive Thru
- Area retailers: Karbach Brewing Co., Wendy's, Comerica Bank, Subway, Firestone, O'Reilly Auto Parts, BB&T, BBVA, Goodyear Tires, Sherwin Williams
- Extremely close proximity to future high speed rail station



SCAN ME

**Contact: Jolie Duhon**  
**225-281-6246**



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**4601 Washington Ave, Ste. 220**  
**Houston, Texas 77007**

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 without notice.

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## 2009 MANGUM RD, HOUSTON, TEXAS 77092

### Demographics:

#### 1 Mile Radius

Population: 10,901  
Households: 4,282  
Total Daytime Pop: 20,073  
Avg HH Income: \$75,986

#### 2 Mile Radius

Population: 61,004  
Households: 24,461  
Total Daytime Pop: 83,636  
Avg HH Income: \$91,114

#### 3 Mile Radius

Population: 134,105  
Households: 53,675  
Total Daytime Pop: 160,083  
Avg HH Income: \$111,661

#### 5 Mile Radius

Population: 412,642  
Households: 175,824  
Total Daytime Pop: 524,765  
Avg HH Income: \$115,820

### Traffic Counts:

Mangum Rd north of site:  
22,620 VPD (ESRI 2020)

Mangum Rd south of site:  
15,896 VPD (ESRI 2020)

Hempstead Rd:  
18,780 VPD (ESRI 2020)

US 290/Northwest Fwy:  
262,000 VPD (ESRI 2020)



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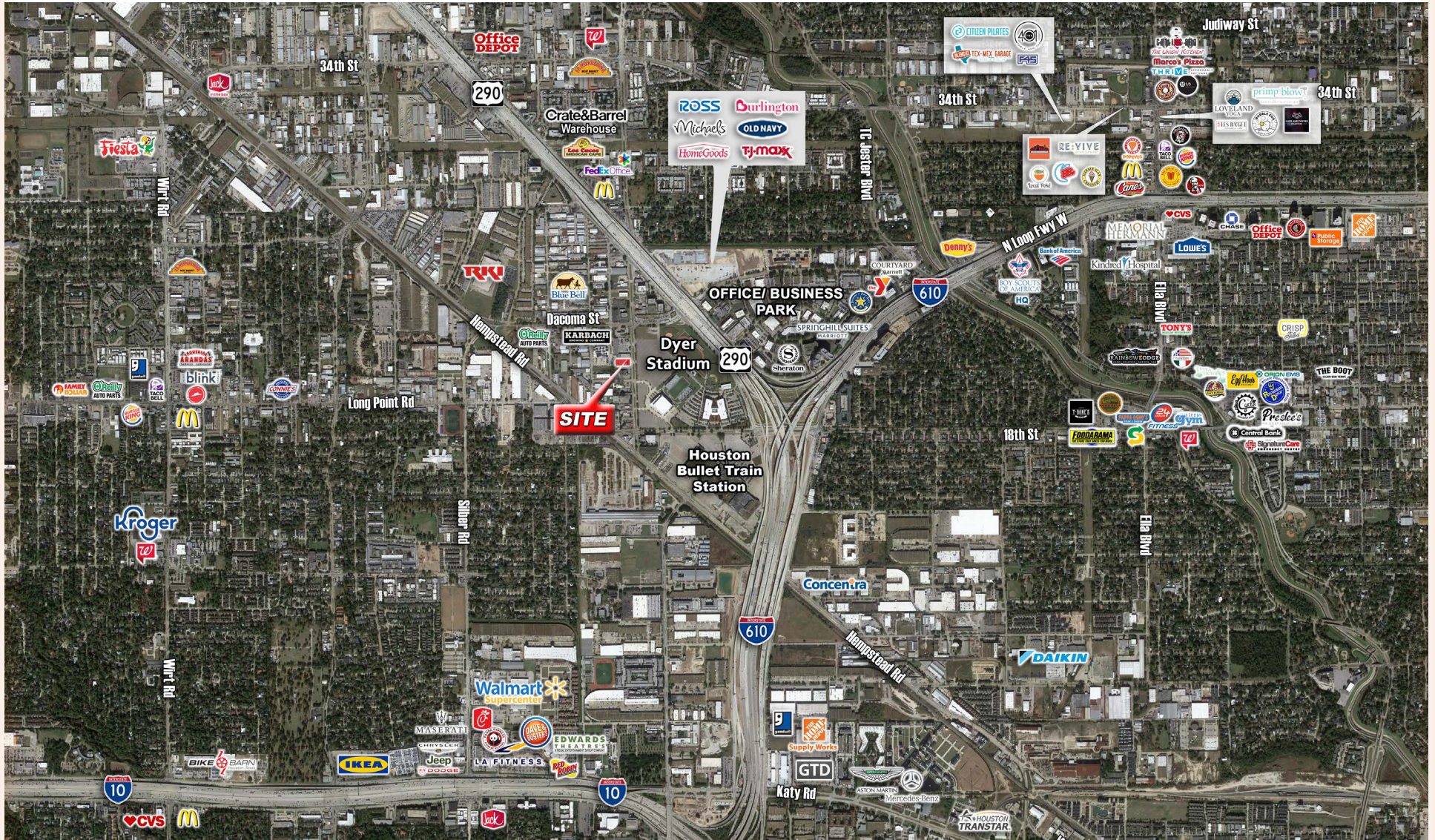
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