

1800 WESTHEIMER RD.

Houston, TX 77056



3,325 SF Two-Story Free-Standing Retail Building

This property sits prominently at a hard corner of Westheimer Rd. and Woodhead St., offering exceptional visibility and accessibility. Ideal for a dentist, med spa, or a 2nd-gen high-end salon, the site boasts excellent pedestrian and bike-friendly access to nearby amenities. Located in the heart of Montrose, it serves strong inner-loop markets with close proximity to River Oaks, West University, The Heights, the Medical Center, and Downtown Houston.

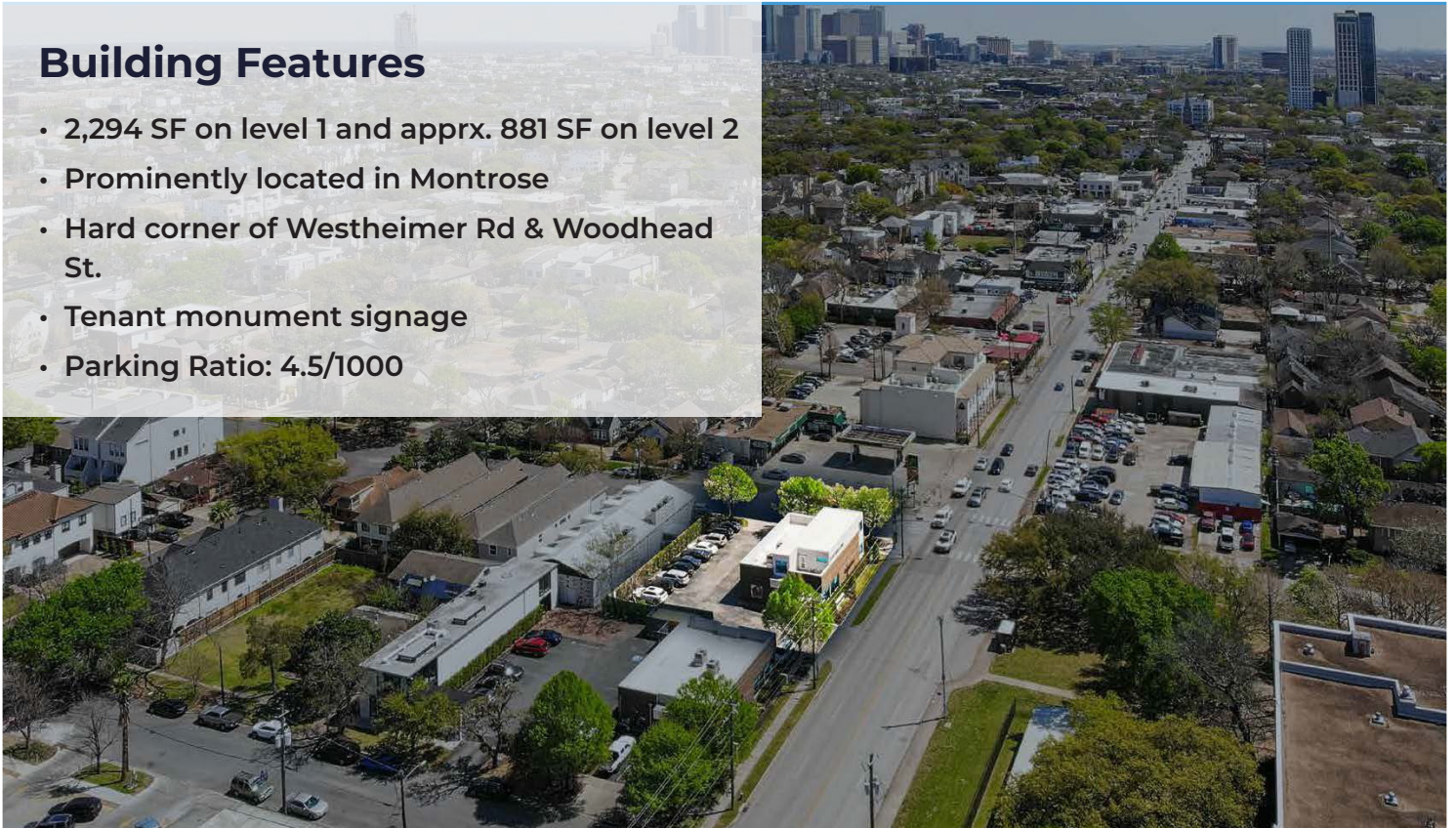


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Building Features

- 2,294 SF on level 1 and apprx. 881 SF on level 2
- Prominently located in Montrose
- Hard corner of Westheimer Rd & Woodhead St.
- Tenant monument signage
- Parking Ratio: 4.5/1000



Leasing Information:

Ashley Byrd

713.490.3785

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Paula Musa

713.231.1630

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Healthcare

72%

Private
Insurance

\$10k

Healthcare
Spending

81%

Doctor Visits
in 2025

Economics

38

Median
Age

\$183k

Per Household
Income

Employment

7.3%

Service
Employment

3.2%

Blue Collar
Employment

89%

White Collar
Employment

Population

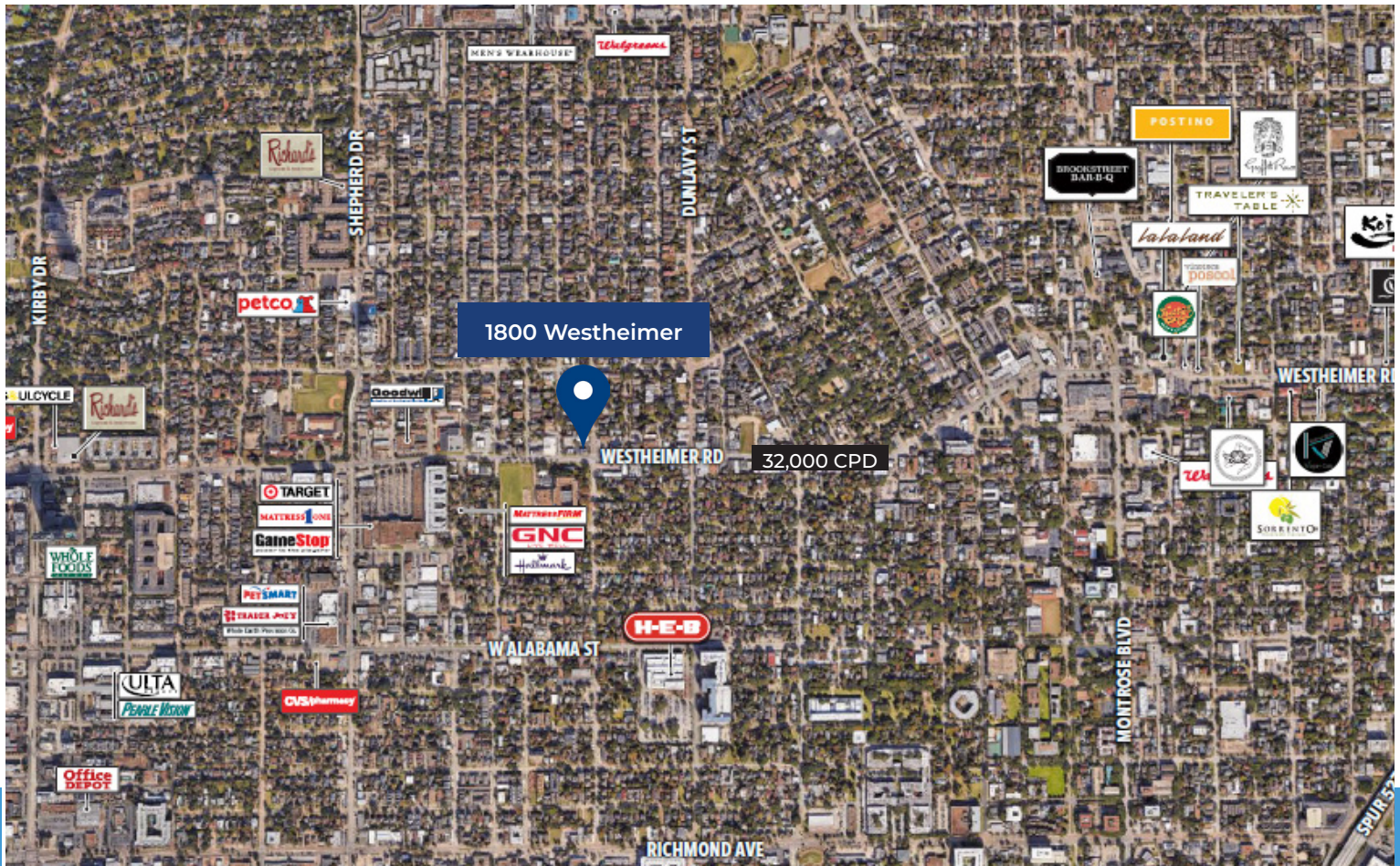
32k

Total
Population

36k

Total Daytime
Population

*Demographics is within 1 miles of the property



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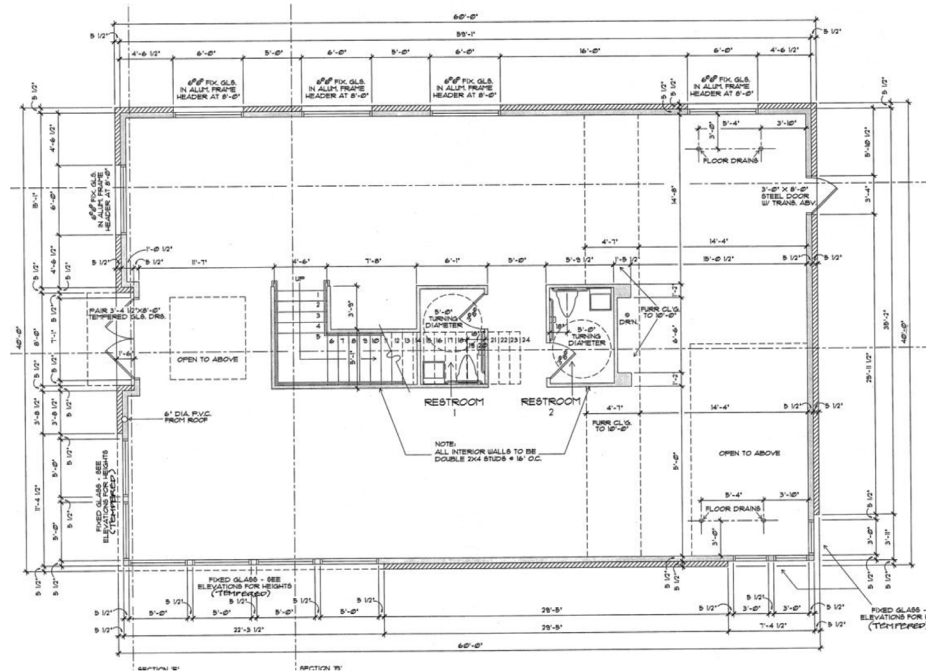
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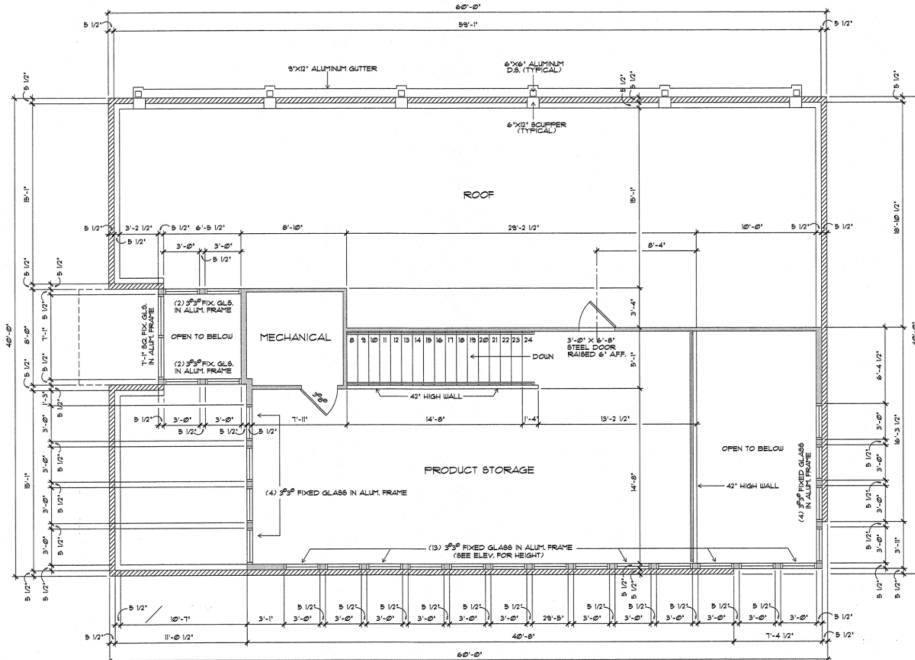
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Level 1: 2,294 SF



Level 2: 881 SF



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