



**SUITE 351
FORMER
RESTAURANT
6,278 SF**

**SUITE 355
2,088 SF
AVAILABLE**

**SUITE 369
1,929 SF
AVAILABLE**

**SUITE 353
2,557 SF
AVAILABLE**

**CVS
pharmacy
COMING
SOON**

**SUITE 375
4,347 SF
AVAILABLE**

**SUITE 393-B
1,788 SF
AVAILABLE**

**SUITE 395
1,262 SF
AVAILABLE**

**SUITE 403
FORMER
FUDDRUGGERS
7,674 SF**

GREENS RD - 32,660 VPD

RETAIL SPACE FOR LEASE

NORTHWOOD VILLAGE CENTER

351-403 Greens Road, Houston, TX 77060



PROPERTY INFORMATION

ADDRESS: 351-403 Greens Rd,
Houston, TX 77060

AVAILABILITY:

SUITE 351	6,278 SF	Former Restaurant
SUITE 353	2,557 SF	Former Club
SUITE 355	2,088 SF	Former Deli
SUITE 369	1,929 SF	Former Medical Facility
SUITE 393-B	1,788 SF	2nd Gen Retail
SUITE 395	1,262 SF	2nd Gen Retail
SUITE 403	7,674 SF	Former Fuddruckers
SUITE 375	4,374 SF	Former Club

PRICE: Call For Pricing

HIGHLIGHTS:

Fronting Greens Rd, convenient access and great visibility

Close proximity to I-45/North Fwy and Sam Houston Tollway/Beltway 8

Strong and diverse mix of national and local tenants

Over 200,000 daytime population within a 3 mile radius

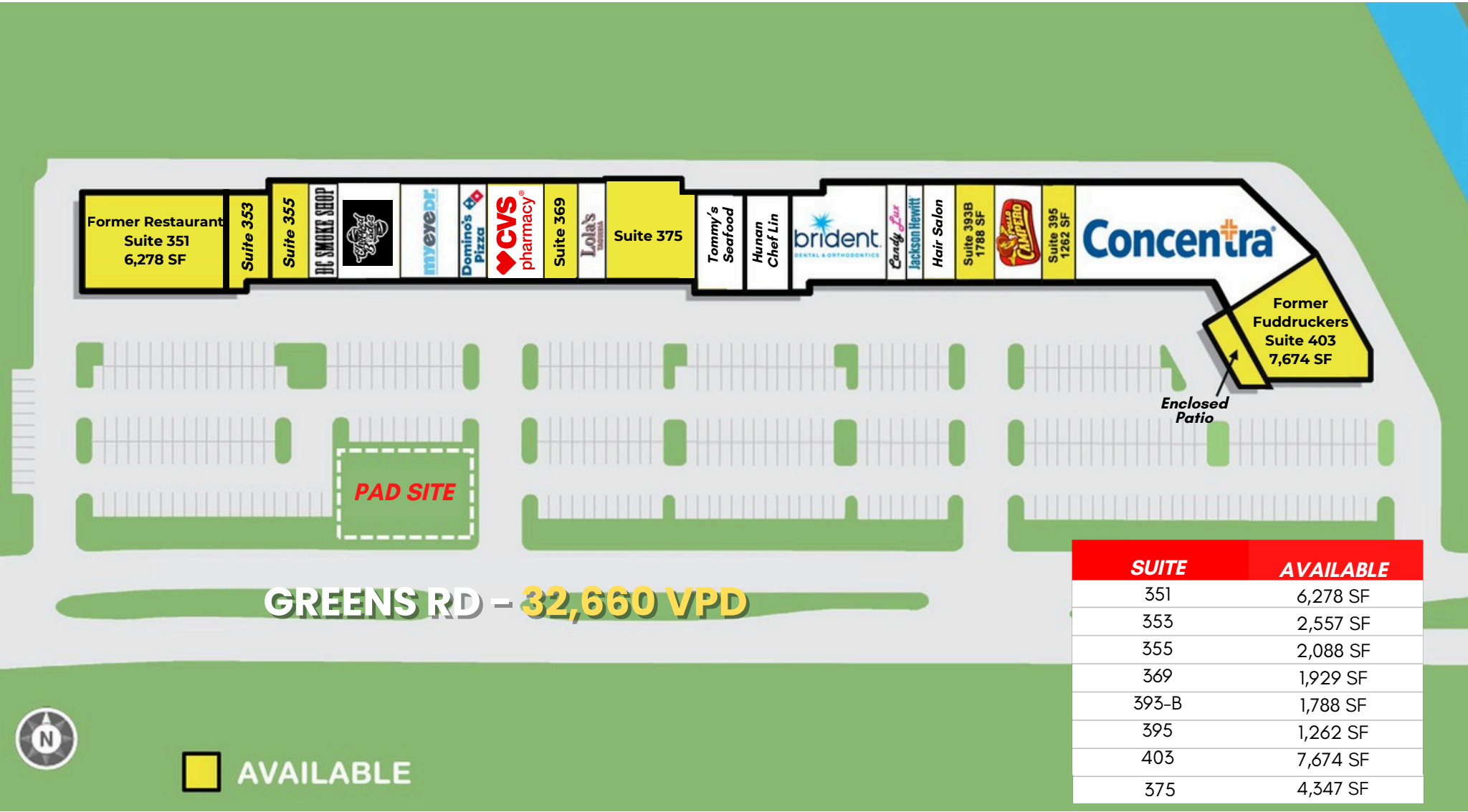
Strong daily traffic counts on Greens Rd

TRAFFIC COUNTS: Greens Rd - 32,660 VPD



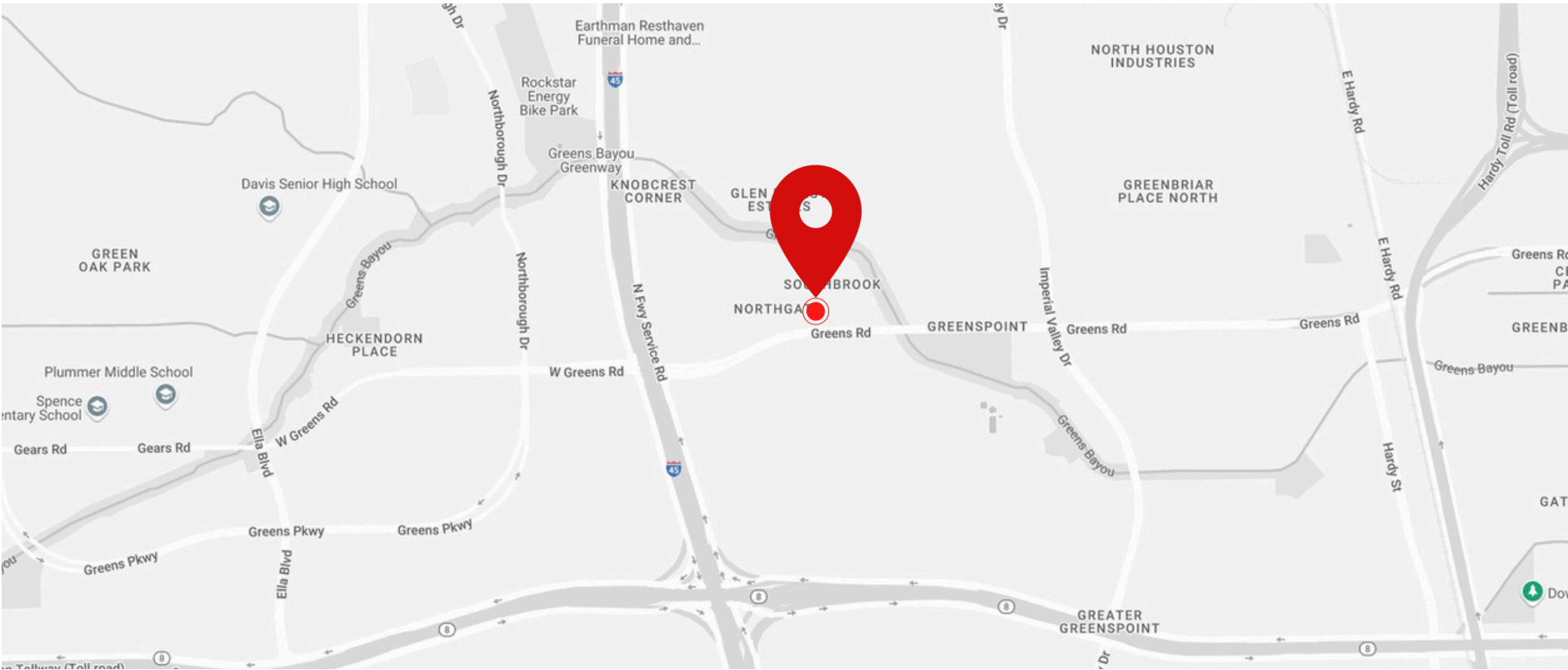
SITE PLAN

351-403 Greens Rd, Houston, TX 77060



DEMOGRAPHICS

351-403 Greens Rd, Houston, TX 77060



**2024
ESTIMATED
POPULATION**

1 MILE 3	18,282
MILES 5	109,755
MILES	258,861



**2024
ESTIMATED
HOUSEHOLDS**

1 MILE 3	7,358
MILES 5	37,161
MILES	82,483



**2024
ESTIMATED AVERAGE
HOUSEHOLD INCOME**

1 MILE 3	\$42,638
MILES 5	\$60,693
MILES	\$76,287



**2024
ESTIMATED
TOTAL BUSINESSES**

1 MILE 3	1,132
MILES 5	5,541
MILES	11,170



**2024
ESTIMATED
TOTAL EMPLOYEES**

1 MILE 3	15,904
MILES 5	71,996
MILES	132,653

AERIAL

IAH 



Greenspoint
Mall





HENRY S. MILLER
HOUSTON
SINCE 1914

CONTACT US

COLLIN LESTER

Senior Associate

(713) 829-3243 Direct

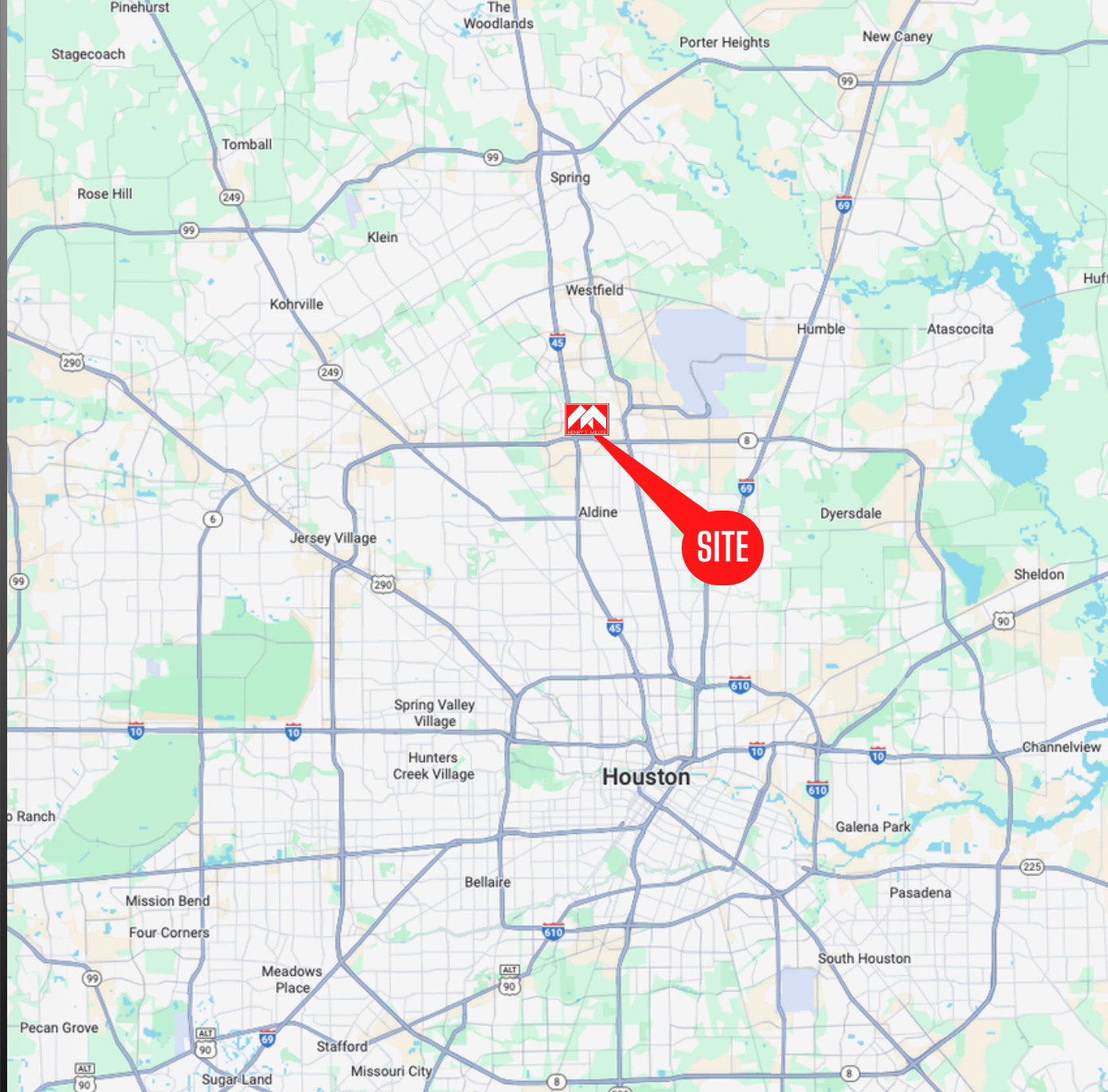
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with all parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date