



PROPERTY

- Central location with access to **Heights, Rice Military, Downtown & Midtown**
- Four minute drive from **I-10** and **I-45**
- Patio space with panoramic **downtown views**
- Surrounded by **art studios, galleries, restaurants, fitness concepts, breweries and public art**
- Generous surface parking

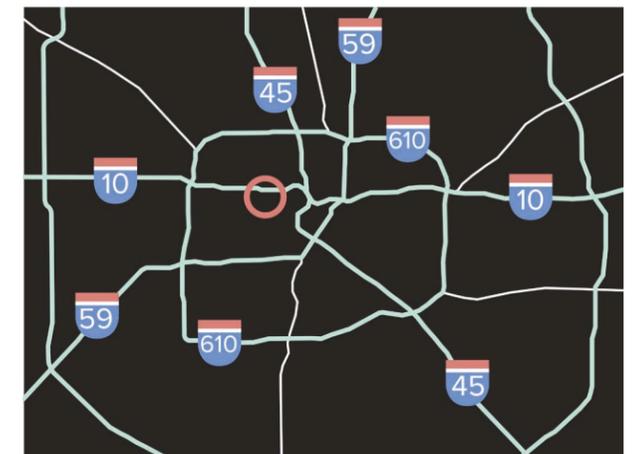
CONTACT

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ADDRESS

1902 Washington Ave.
Houston, Texas 77007

LOCATION





DEMOGRAPHICS

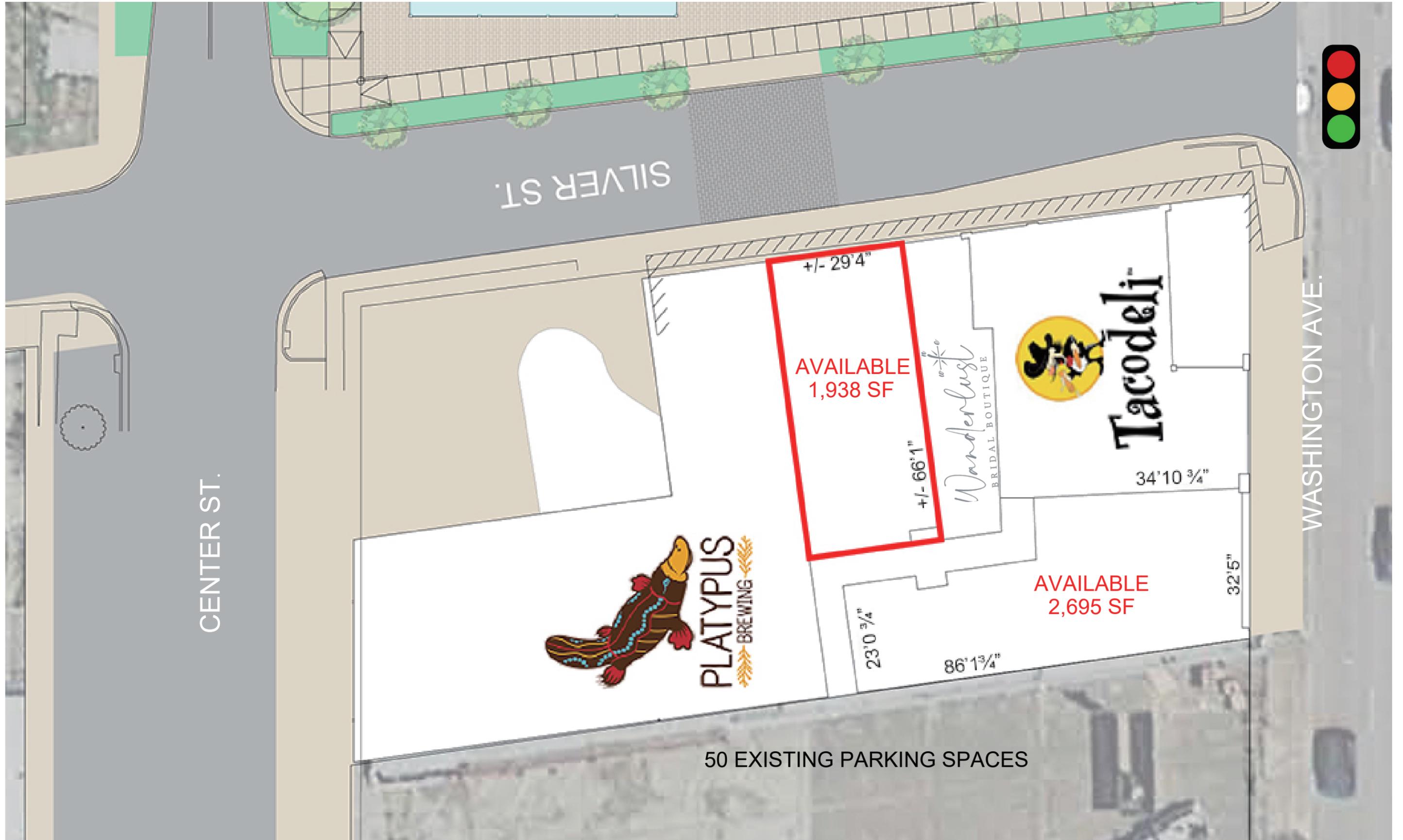
Radius	Population	Median Age	\$/Household
1 mile	14,742	30.7	\$121,325
3 miles	216,727	33.5	\$123,777
5 miles	461,055	34.0	\$118,019

TRAFFIC COUNT

Washington Ave. East of Sawyer St.	13K
Sawyer St. North of Washington Ave.	12K
Houston Ave. North of Washington Ave.	16K
Houston Ave. South of Washington Ave.	18K

AREA AMENITIES

B&B Butchers	Taqueria Barba	Polish
Tacodeli	Betelguese Bar	Silver St. Studios
Platypus Brewery	Washington Gym	Winter St. Studios
Gus' Fried Chicken	Avenue Grill	Catalina Coffee
Holler Brewing Co.	F3 Cross Training	Satori Salon
Orange Theory	Cutthroat Barbers	Kroger
Reserve Supply Co.	Local Pho Target	Buff Brewery
Chickfila		



LOVETT COMMERCIAL: AREA SITE PLAN



1902 WASHINGTON AVE. TENANTS

