

LOVETT

4001 Bellaire & Stella Link



PROPERTY

- Highly visible retail space
- Retail serves the affluent **West University, Bellaire & City of Southside** communities
- Across from **Whole Foods Market & CVS Pharmacy**
- Shallow 59' Bay Depth
- Co-tenants include **Starbucks, Pizza Hut** and **Kolache Factory**

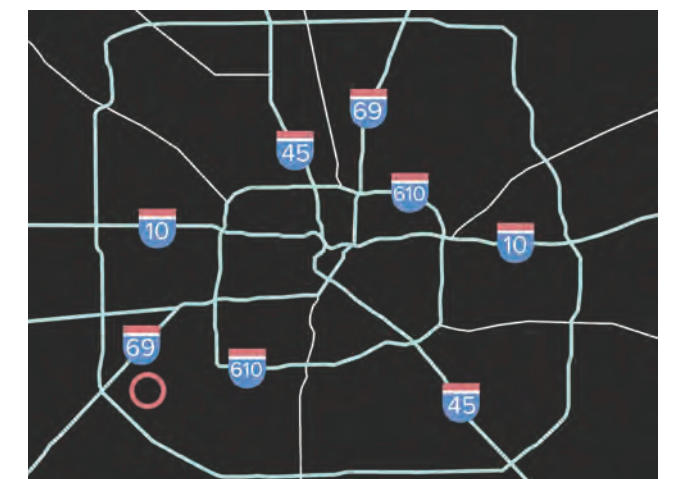
CONTACT

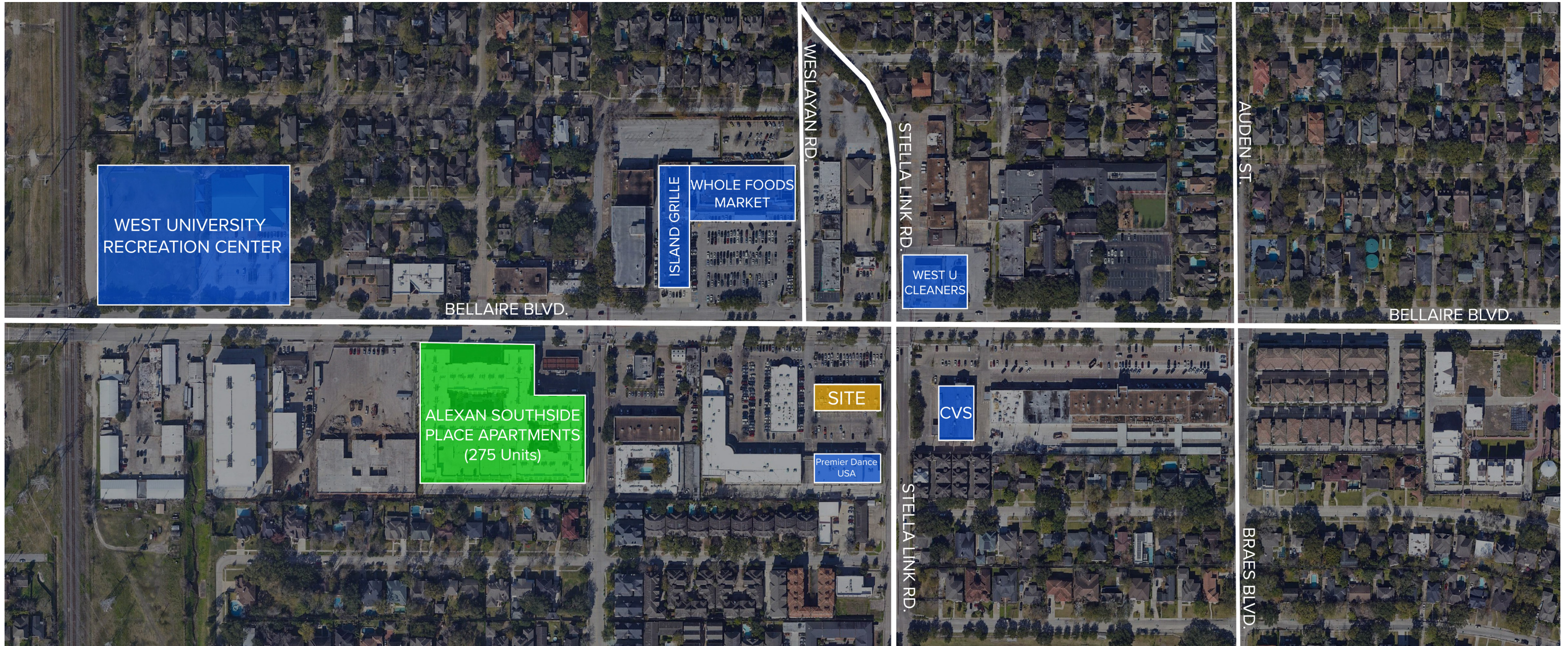
Hattie Parker
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ADDRESS

4001 Bellaire Blvd.
Houston, TX 77025

LOCATION





DEMOGRAPHICS

Radius	Population	\$/Household
1 Mile	20,920	\$225,947
3 Mile	190,614	\$124,008
5 Mile	485,190	\$104,822

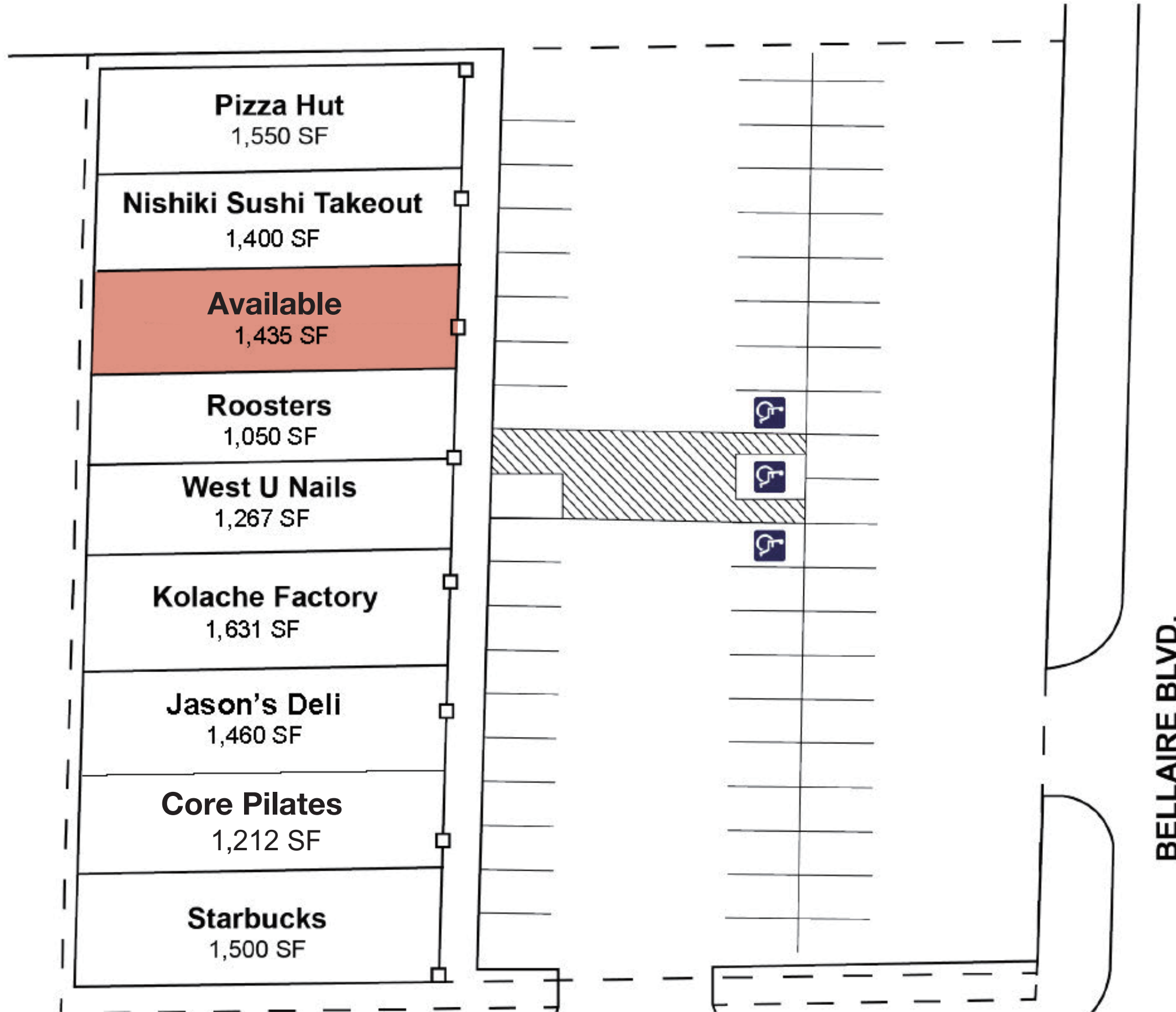
TRAFFIC COUNT

Stella Link North of Bellaire	13,490
Stella Link South of Bellaire	20,750
Bellaire West of Stella Link	20,850
Bellaire East of Stella Link	33,280

AREA AMENITIES

West U Rec Center	Chase Bank	Whole Foods Market
Island Grill	Natural Pawz	Fajita Pete's
Starbucks	Pizza Hut	CVS
West U Cleaners	Jack in the Box	Firehouse Subs
Bank of America	West U Dance Center	Silver Palace
Bradri Brows & Spa	Valero	Animal Hospital
Advanta Tax Consult.	Sustain Juicery	Kumon
Osaka	Bam Bam Martial Arts	Prosperity Bank

SITE PLAN



PROPERTY INFORMATION

Retail 1	Pizza Hut	1,550 SF
Retail 2	Nishiki Sushi	1,400 SF
Retail 3	Available	1,435 SF
Retail 4	Roosters	1,050 SF
Retail 5	West U Nails	1,267 SF
Retail 6	Kolache Factory	1,631 SF
Retail 7	Jason's Deli	1,460 SF
Retail 8	Core Pilates	1,212 SF
Retail 9	Starbucks	1,500 SF