

Wholesale Price Cleaners

6952 Belfort St
Houston, TX 77087

Retail
Net Lease Sale



3 Sugar Creek Center Blvd., Suite 100
Sugar Land, TX 77478

Contact : Taro Chellaram, CCIM
tchellaram@tcglobalcommercial.com

832.858.3855
tcglobalcommercial.com

PROPERTY INFORMATION :

- ▶ Price : Call for Price
- ▶ NOI : \$36,000
- ▶ Cap Rate : 8.60%
- ▶ Building Size : 5,647 SF
- ▶ Lot Size : 11,475 SF
- ▶ Year Built : 1961

FEATURES :

- ▶ 100% leased to single tenant
 - ▶ Next to high volume Shell gas station
 - ▶ Across from Family Dollar & neighborhood anchor stores
- TRAFFIC COUNT :**
- ▶ Swallow Street 3550 vehicles

DEMOGRAPHICS(2015) :

- ▶ Average HH Income :
\$47,816 (1 miles)
\$45,726 (3 miles)
\$47,706 (5 miles)
- ▶ Population :
21,085 (1 miles)
135,862 (3 miles)
321,997 (5 miles)