

12649 Memorial Drive Suite F · Houston, TX 77024

Memorial Bend Shopping Center | The Villages / Tealwood Submarket

2,270

SQUARE FEET

\$31.80

PER SF / YEAR

\$2.65

PER SF / MONTH

NNN

LEASE TYPE

Now

AVAILABLE

Property Overview

Suite F at 12649 Memorial Drive offers a rare, move-in-ready leasing opportunity in the heart of Houston's prestigious Memorial corridor — one of the city's most sought-after commercial addresses. This ±2,270 SF ground-floor space is built out as professional services and is immediately available for a wide range of uses including retail, medical/dental, salon, fitness, office, or specialty food and beverage.

Key Highlights

Prime Memorial Drive frontage — one of Houston's highest-income corridors

Move-in-ready, built out as professional services space

±2,270 SF versatile ground-floor retail/commercial use

Flexible lease terms — no auto-renewal clause

60+ surface parking spaces

Situated just west of Gessner Road, the property enjoys outstanding visibility along Memorial Drive with convenient direct access to Beltway 8 (Sam Houston Tollway) and I-10. The well-maintained Memorial Bend Shopping Center features ample surface parking (60+ spaces), prominent pylon signage opportunities, and an established co-tenancy of neighborhood-serving businesses that generate consistent daily foot traffic.

Surrounded by some of Houston's most affluent residential communities — including Hunters Creek, Piney Point, Bunker Hill, Spring Valley, and Hedwig Village — this location delivers a captive, high-spending customer base with average household incomes exceeding **\$216,400** within one mile. Flexible lease terms with no auto-renewal offer tenants maximum strategic control.

Pylon signage opportunity for prominent street visibility

Avg. HH income over \$216K within 1-mile radius

Daytime population of 21,100 within 1 mile

Minutes to CityCentre, Memorial City Mall & Beltway 8

Established co-tenancy: Minuti Coffee, DHW Hair Studio, Memorial Music

Property & Location Gallery

Space Details

Property Name	Memorial Bend Shopping Center
Suite	Suite F — 1st Floor, Ground Level
Available Space	±2,270 SF
Rental Rate	\$31.80 /SF/YR \$2.65 /SF/MO
Est. Monthly Base Rent	~\$6,017 / month
Lease Type	Triple Net (NNN)

Co-Tenants

Minuti Coffee

Specialty Coffee & Café — Daily traffic driver

DHW Hair Studio

Full-Service Salon & Beauty

Memorial Music

Instrument Retail & Music Instruction

Fred Astaire Dance Studios

Dance Instruction (adjacent complex)

Lease Term **Negotiable — flexible up to 3 years**

Auto-Renewal **No auto-renewal clause**

Space Type **Relet / Move-in Ready**

Built Out As **Professional Services**

Space Use **Retail / Office / Medical / Service**

Availability **Immediate**

Parking **60+ surface spaces (ample)**



Signage **Pylon sign opportunity**

Center GLA **7,939 SF total**

Year Built **1960 (well-maintained)**

Walk Score **65 — Somewhat Walkable**

Ideal Users

-  Flower Shop
-  Dog Grooming
- Medical / Dental
- Boutique Retail
- Salon / Spa
- Fitness Studio
- Professional Services
- Food & Beverage
- Child Enrichment
- Art / Music Studio
- Pet Services
- Specialty Health

Direct Memorial Drive frontage — high-visibility, signalized corridor

Just west of Gessner Road — major cross-street intersection

Quick access to Beltway 8 / Sam Houston Tollway

Minutes to I-10 / Katy Freeway interchange

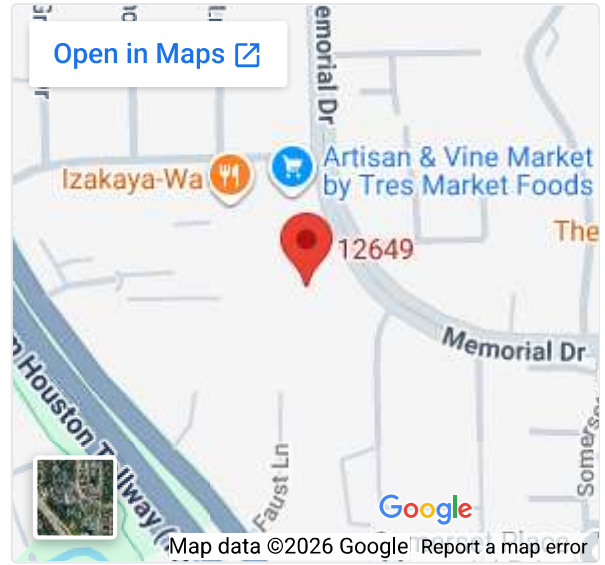
~2 miles west to CityCentre & Town & Country Village

~3 miles west to Memorial City Mall (1M+ SF)

Surrounded by Hunters Creek, Piney Point, Bunker Hill, Spring Valley & Hedwig Village

Spring Branch ISD — top-rated schools driving residential density

132,523 VPD on Sam Houston Tollway · 14,689 VPD local frontage



CityCentre

~2.0 mi west

Memorial City Mall

~3.0 mi west

Town & Country Village

~2.2 mi west

Energy Corridor

~5.0 mi west

Galleria / Uptown

~6.0 mi east

Downtown Houston

~10 mi east

2025 Trade Area Demographics

Sourced from verified 2025 market data for the Memorial / 77024 submarket

1-MILE RADIUS

14,580
TOTAL POPULATION

21,100
DAYTIME POPULATION

3-MILE RADIUS

149,200
TOTAL POPULATION

232,400
DAYTIME POPULATION

5-MILE RADIUS

415,800
TOTAL POPULATION

541,600
DAYTIME POPULATION

\$216,400

AVG. HOUSEHOLD INCOME

44.8

MEDIAN AGE

\$135,800

AVG. HOUSEHOLD INCOME

38.9

MEDIAN AGE

\$114,900

AVG. HOUSEHOLD INCOME

36.9

MEDIAN AGE

** 2025 demographic data. Source: CoStar / market research comparable to Town & Country Village submarket data. The Memorial / 77024 area consistently ranks among Houston's top zip codes by household income.*