

AVAILABLE
3,649 SF – 4,858 SF
2ND GEN RESTAURANT WITH PATIO
(DIVISIBLE)

AVAILABLE
780 SF
2ND GEN RETAIL

AVAILABLE
3,907 SF
2ND GEN RETAIL



4721 N MAIN ST

2ND GEN. RESTAURANT & RETAIL SPACE FOR LEASE

SWQ N Main St & Airline Dr | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 4721 N Main St
Houston, TX 77009

Availability: 780 SF - 2nd Gen. Retail
3,907 SF - 2nd Gen. Retail
3,649-4,858 SF - 2nd Gen. Restaurant

Price: \$38.00 PSF + \$12.53 NNN

HIGHLIGHTS:

- 2nd generation restaurant end cap space with patio (can be divided)
- Parking Ratio: 6/1,000 SF
- 64 additional parking spaces available in adjacent lot
- Located just off the signalized intersection of N Main St and Airline Dr
- Ideally positioned within the Greater Heights trade area, a highly sought-after and rapidly evolving trade area in the Houston MSA
- Exposure to over 10,000 cars per day along N Main St
- Easy access to I-45, 610 and I-10
- Area retailers include: Michelin Bib Gourmand recipients Pinkerton's BBQ & Casaema as well as DaVita Dialysis, School of Rock, Sola Salon Studios, and Houston Cider Co. amongst others

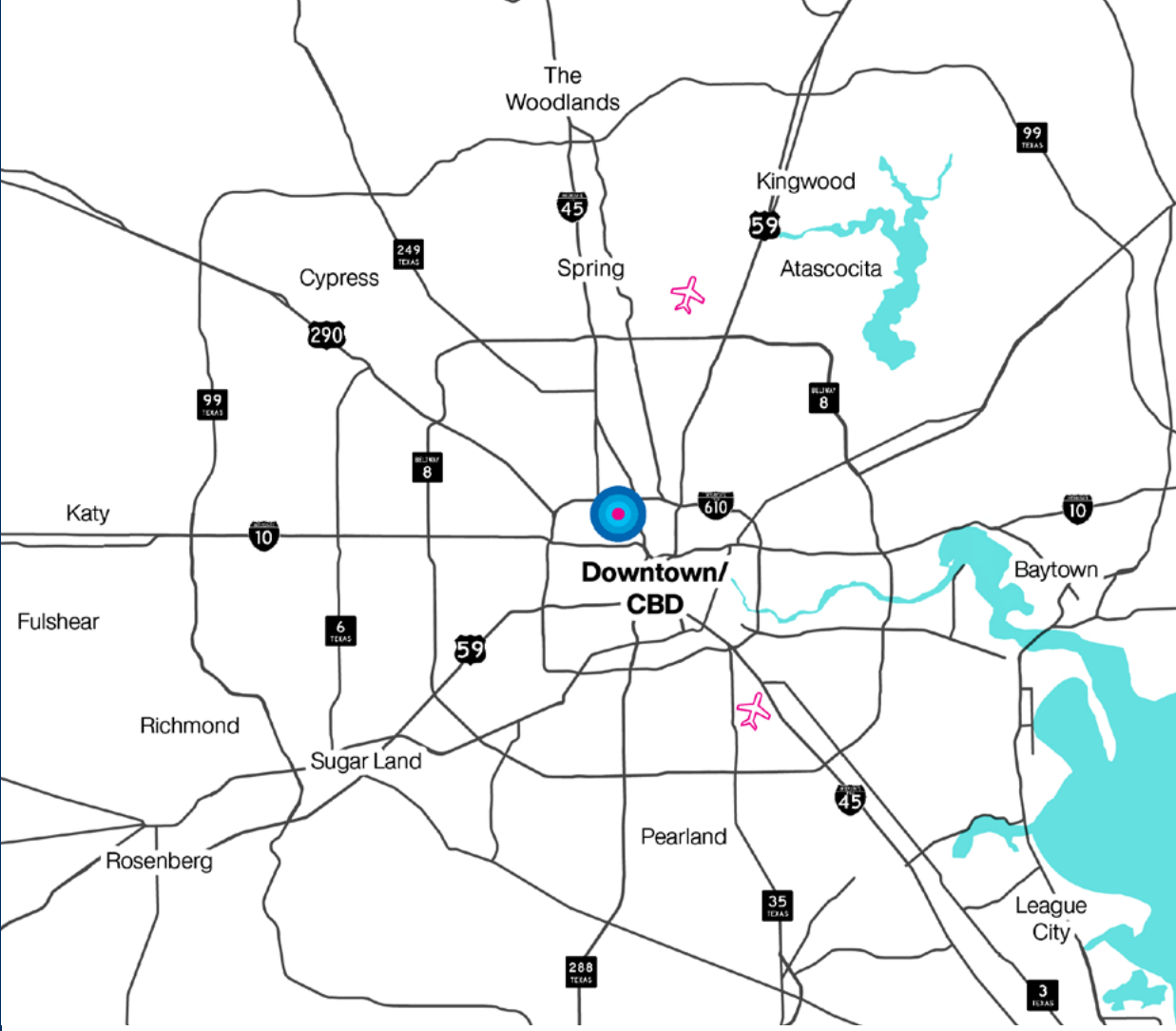
TRAFFIC COUNTS:

N Main St: 10,172 CPD '22

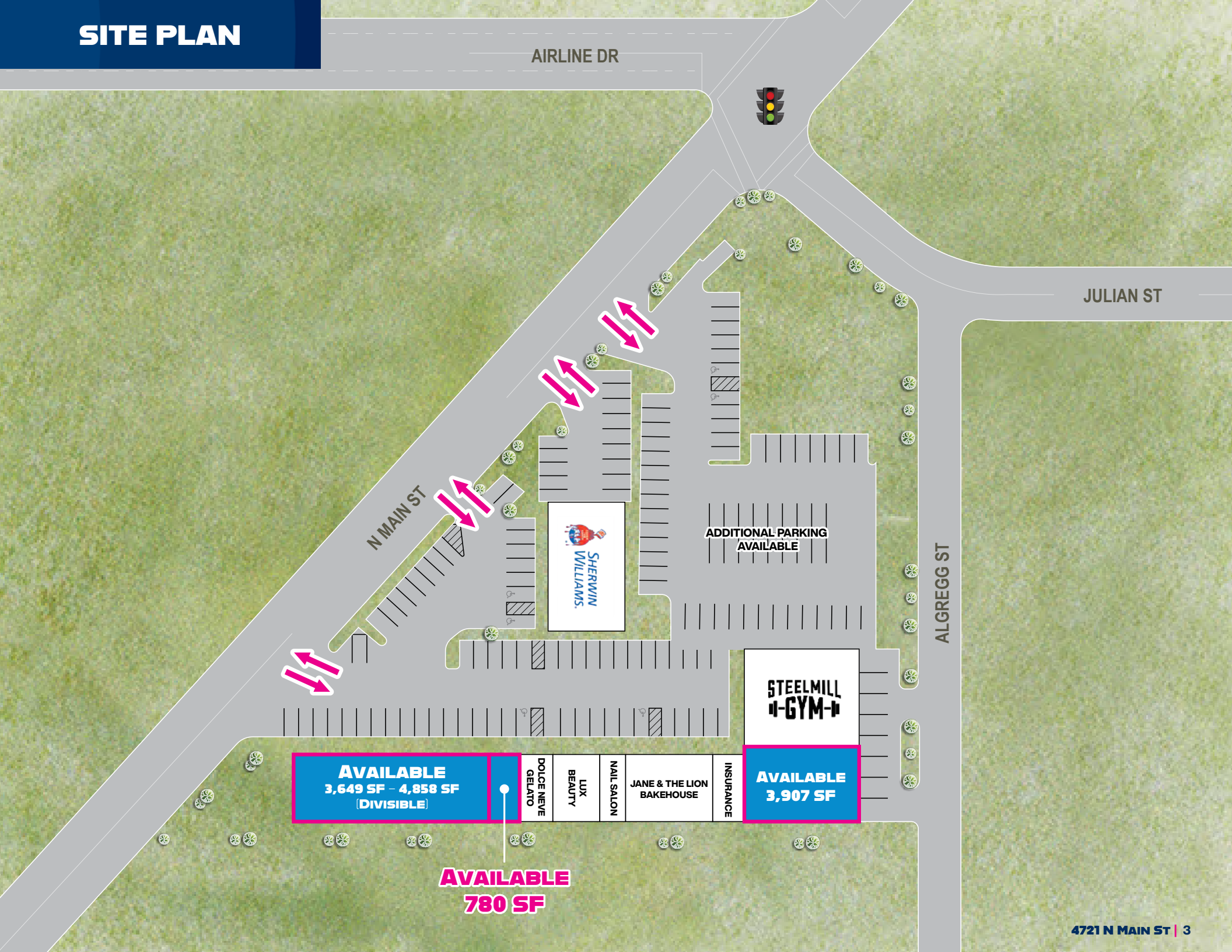
Airline Dr: 4,976 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	21,654	195,038	466,684
Daytime Pop.	12,027	216,525	470,398
Avg HH Income	\$268,000	\$181,973	\$161,877



SITE PLAN



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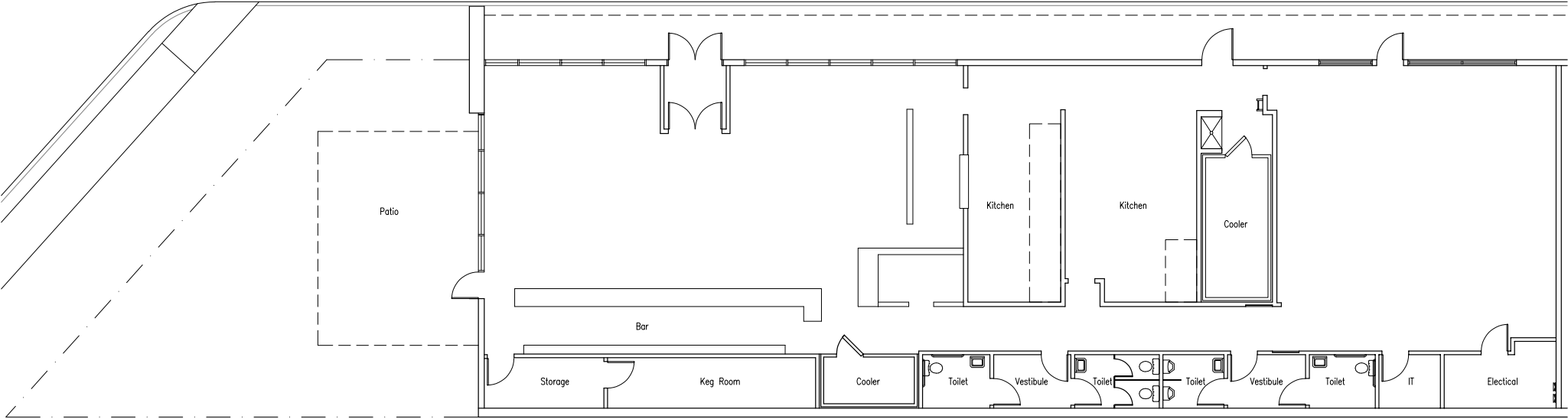
DOLCE NIEVE
GELATO
LUX
BEAUTY
NAIL SALON
JANE & THE LION
BAKEHOUSE
INSURANCE

**STEELMILL
GYM**

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FLOOR PLAN: 2ND GEN. RESTAURANT

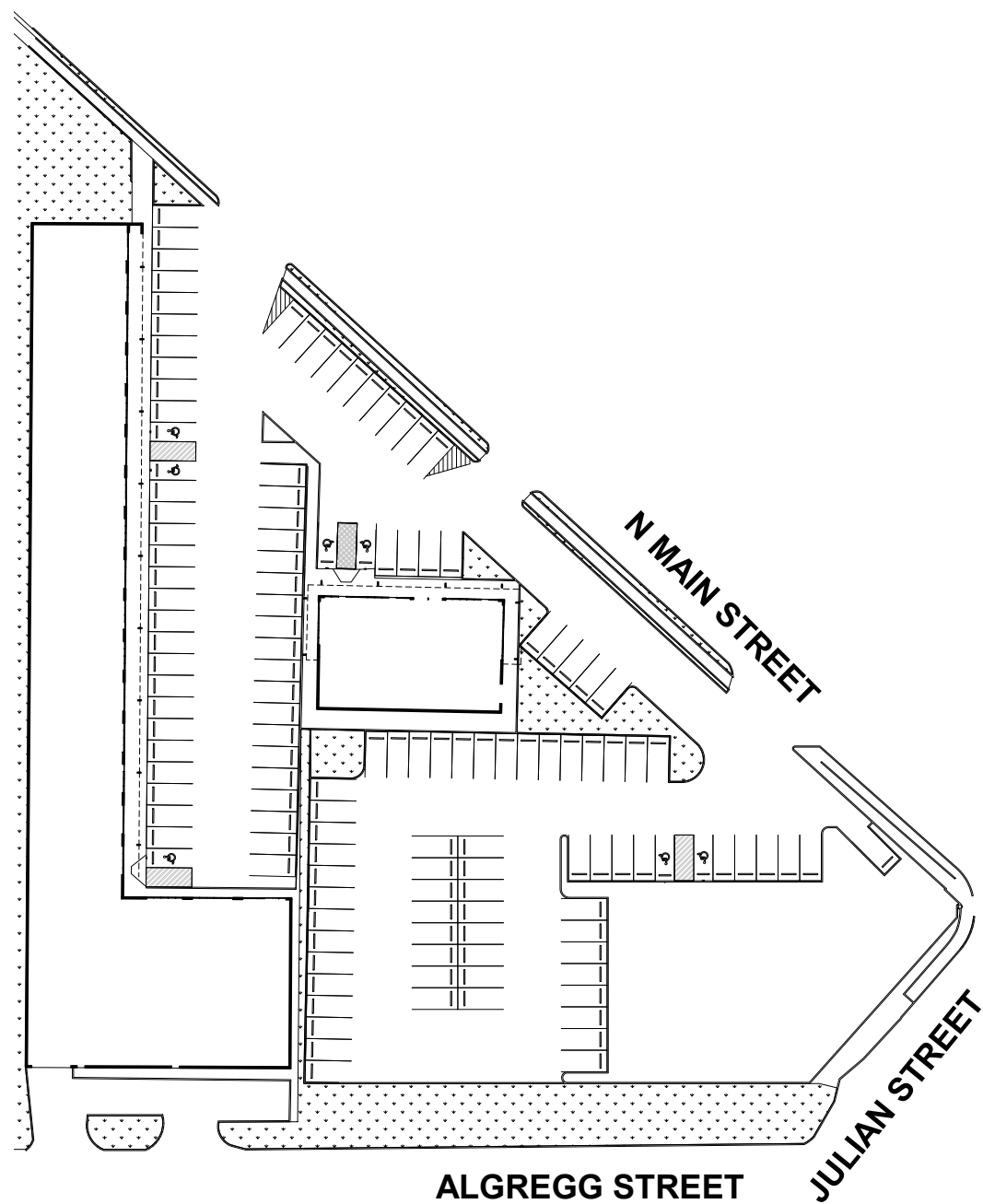


Not for regulatory approval, permitting, or construction.
Lettie H. Harrell, Architect (Texas Registration #16897)

LH2 Architecture, LLC
March 2, 2026

Plan
4721 N. Main, Houston TX
SCALE: 3/16"=1'-0"

ADDITIONAL PARKING SITE PLAN



64 PARKING SPACES
134 PARKING SPACES TOTAL



Michelin Bib Gourmand Recipient



Airline Dr



N Main St



E 20th St



Fire Station 15



W Cavalcade St



Field Elementary School
±431 Students

N Main St

4976 CPD '22

ADDITIONAL PARKING FOR PROPERTY

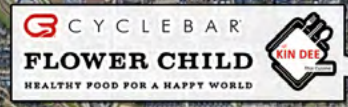


SITE



Studewood St

Heights High School
±2,450 Students





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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.

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.

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.

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 the 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury Lindsey Lee	775141 682574	rk@blueoxgroup.com ll@blueoxgroup.com	832.677.3434 713.766.5016
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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