

Retail Space Available for Lease





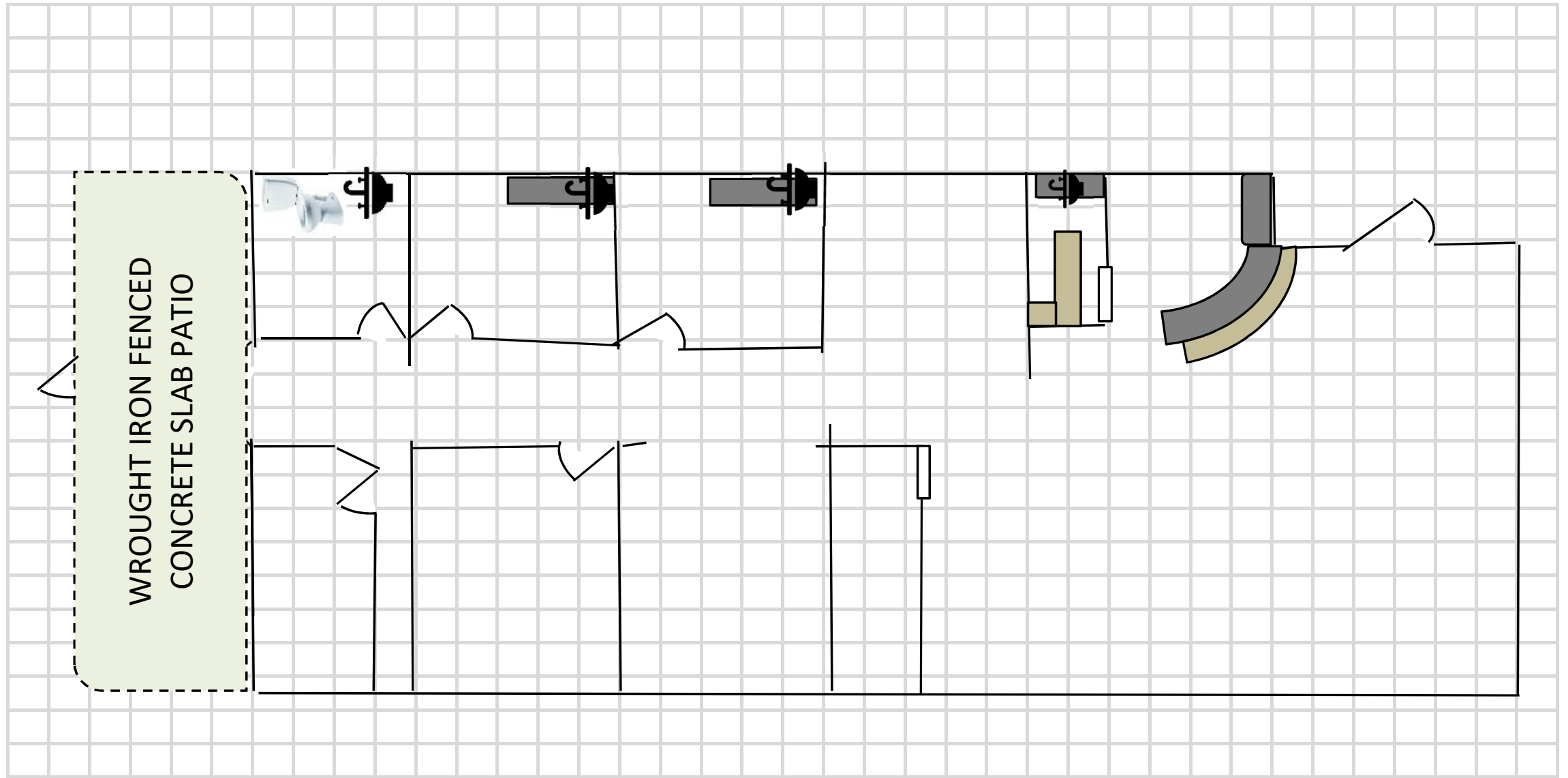
12914 Malcomson Rd, Cypress, TX 77429

- One 1260 sf in-fill second generation space available.
- Patrons Opportunities from some 20,000 sf office condos users under construction in the rear complex.
- High traffic area on Malcomson Rd & Grant Rd. approximately 20,000 cpd.
- 8.7:1000 parking space ratio with cross access parking and driveway in the complex.
- Adjacent to Lakewood Square Shoppes at signalized intersection of Malcomson Rd and Grant Rd.
- Prime location for Insurance or Medical office, Cyber Cafe, Pizza Shop, CBD, Deli etc.
- 97% Area dominantly comprised of Affluent and High Quality Lifestyle Rankings. Rent starting from \$17/psf/yr NNN (2019 NNN=\$7.31psf/yr).

Demographics	Drive Time	
	5 Minutes	10 minutes
2019 Average household income	\$142,210	\$121,165
2019 Population	19,659	108,805
2024 Population	20,354	117,661
Traffic count (Approx. for 2018): 20,000 cpd		

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Note: Measurements are approximate only for illustration purpose. Drawing is not to scale.