

FOR LEASE

Suite C
1,406 SF



1,406 SF Retail Space With Existing Cafe-Style Buildout

25114 Grogans Mill Road, Suite C | Spring, Texas 77380

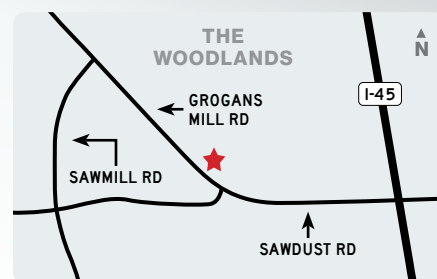
Now available at Grogan's Forest Center, Suite C offers 1,406 SF of second-generation retail space along Grogans mill Road. The suite includes an existing beverage/cafe-style buildout, strong storefront visibility, and access to pylon signage in an established neighborhood center near Sawdust Road.

Positioned at the edge of The Woodlands with convenient access to Spring and Interstate 45, the space is well suited for a retail, food-and-beverage, or service user.

WHY THIS LOCATION

- Established neighborhood center with retail and service tenants
- Prominent Grogans Mill Road frontage near Sawdust Road
- ±24,000 vehicles per day / Less than 1 mile west of I-45
- Convenient access to The Woodlands and Spring
- Strong storefront visibility and pylon signage

All information is preliminary and subject to change without notice. This flyer is for informational purposes only and does not constitute an offer, commitment, or agreement of any kind.



SITE

1,406 SF
Available Retail Space

Cafe-Style Buildout
Second Generation

±24,000 VPD
Grogans Mill Road Traffic

Pylon Signage
Strong Corridor Visibility

Less Than 1 Mile
West of Interstate 45

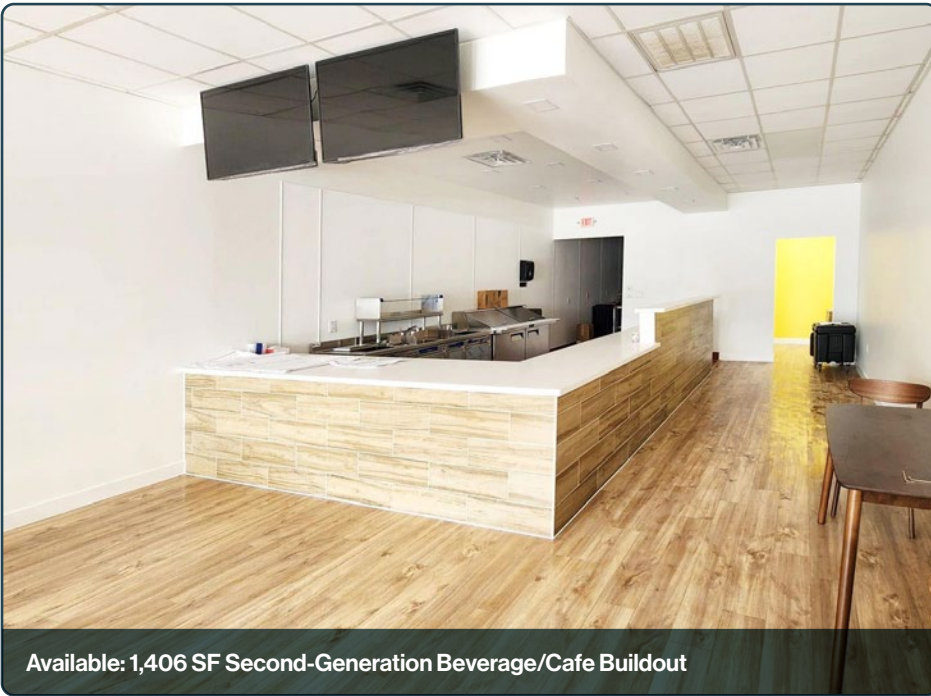
Put This Space to Work

Call or Email Tonya Richardson

(936) 522-6236
Tonya@NewmanCRE.com



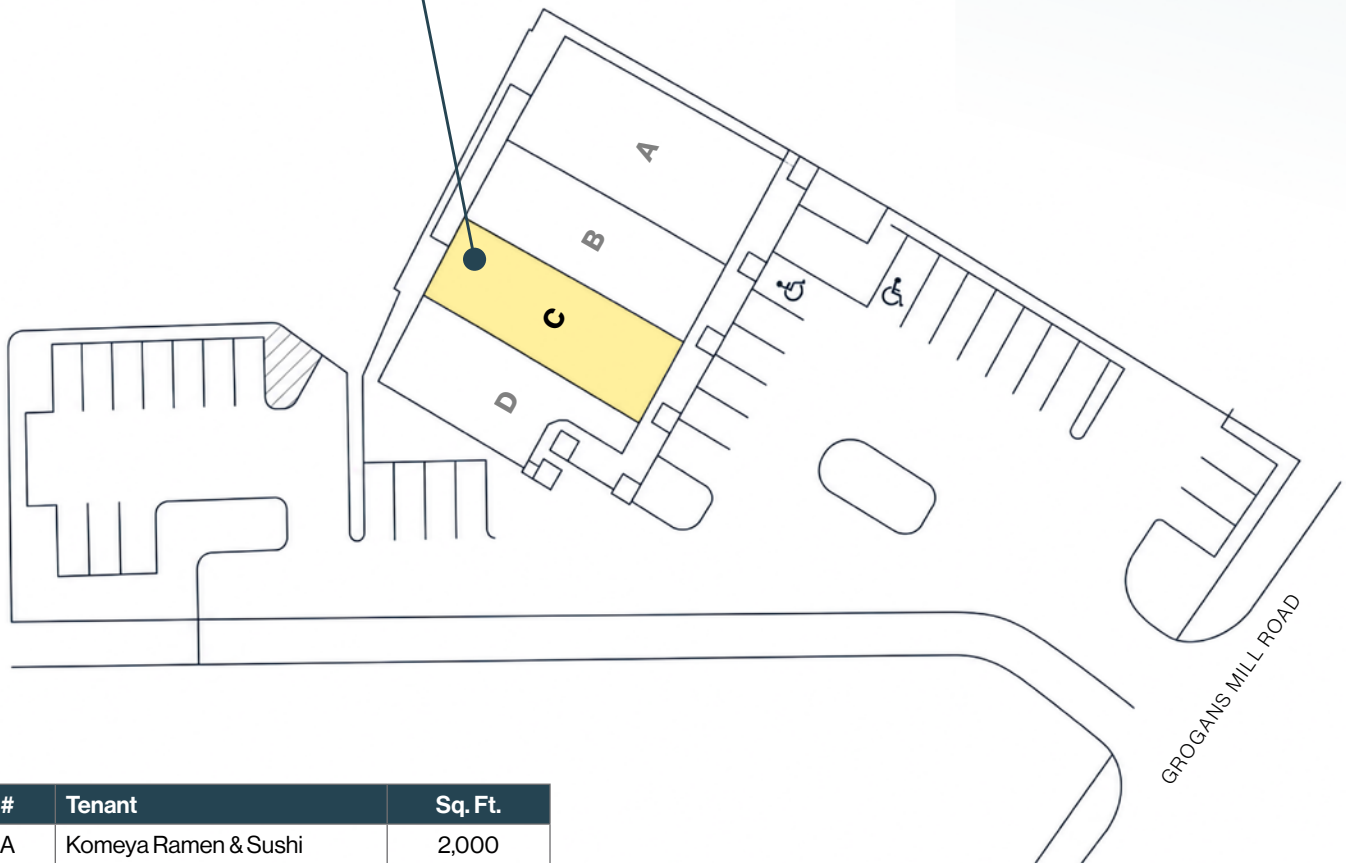
www.newmancre.com



Available: 1,406 SF Second-Generation Beverage/Cafe Buildout

GROGAN'S FOREST CENTER

25114 GROGANS MILL ROAD
SPRING, TEXAS 77380



#	Tenant	Sq. Ft.
A	Komeya Ramen & Sushi	2,000
B	Great Clips	1,184
C	Available	1,406
D	Prime Dental Care USA	2,508

