

For Lease: Drive-Through & Inline Spaces Available

Grant Palace Shopping Center (10130 Grant Rd) | Houston, TX



SPACE
#219: 1,300 SF

SPACE
#202: 1,430 SF

LOUIS DAN

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TX License No. 703632

For Lease: Drive-Through & Inline Spaces Available

Grant Palace Shopping Center | 10130 Grant Rd.

Property Specifications

VACANT AVAILABLE SPACE	1,235 SF (Inline)
OCCUPIED AVAILABLE SPACE	1,430 - Endcap with Drive Thru
PARCEL SIZE	3.01 AC
YEAR BUILT	2006
PARCEL NUMBER	1204870020030
ZONING	Commercial

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About the Property

- **High Traffic:** 18,602 AADT with excellent visibility and access.
- **Student Base:** Across from Cypress Creek HS (3,237 students) and near Matzke Elementary (1,035 students).
- **Growing Population:** Next to 462-unit Greystar apartments on Birchway Perry Road.
- **Healthcare Hub:** <5 min to Memorial Hermann Northwest Hospital (358 beds) and St. Luke's (106 beds).
- **Turn-Key Restaurant:** Fully equipped kitchen, drive-through, indoor/outdoor seating, 123 parking spaces, providing a steady workforce and daytime traffic.

Join These Retailers

EoS
FITNESS

FAMILY
DOLLAR

Fiesta

ROOMS
TO GO

MODERN
EYE
VISION & SURGERY

MANGO TREE
Thai Bistro

Grant Palace Shopping Center | Trade Aerial

Houston, TX



SITE

Willowchase Shopping Center

ROOMS TO GO, dd's DISCOUNTS, FAMILY DOLLAR, Fiesta, NORTHERN TOOL + EQUIPMENT

Willowbrook Mall

Dillard's, DICK'S HOUSE OF SPORT, Apple, macy's, JCPenney, lululemon, ROUND1, ZARA, H&M, FOREVER 21

Commons at Willowbrook

LIFETIME ATHLETIC, ROSS DRESS FOR LESS, Marshalls, Michaels, five BELOW, Total Wine & MORE, Academy, DAISO

Grant Palace Shopping Center | Mid-Zoom Aerial

Houston, TX



SITE



Willowchase Shopping Center



Grant Palace Shopping Center | Zoom In Aerial

Houston, TX



Mandolin Village
278 Units

SPACE
#219: 1,300 SF

Fairlane Village
92 Units

Mandolin
Gardens
Park



SPACE
#202: 1,430 SF

WILLOWBROOK
DENTAL GROUP
LAWRENCE & HOLLAND, DDS

GRANT RD
18,602 VPD

CANYON ROSE LN

Grants Trace
166 Units

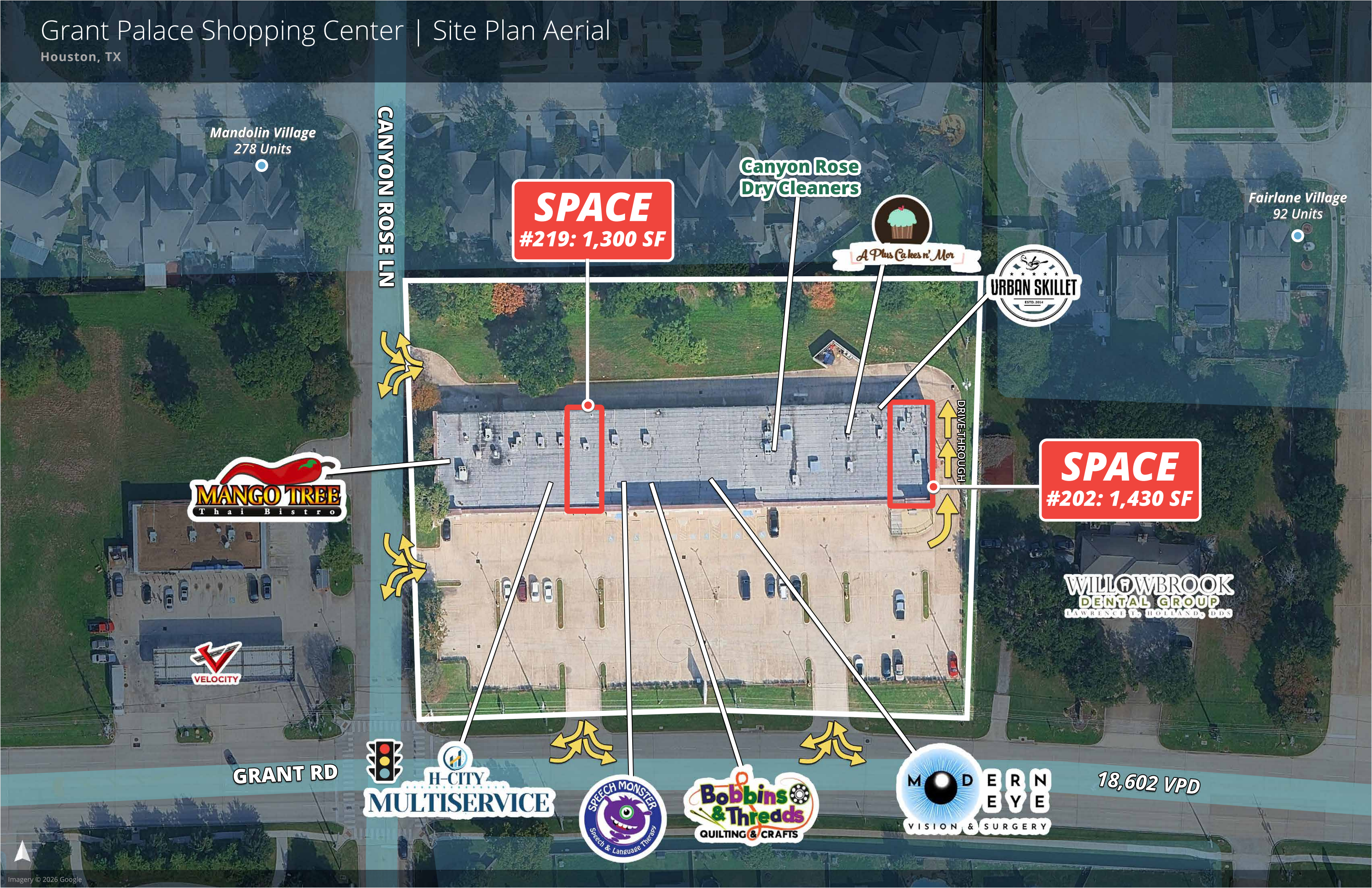
Mandolin
Prairie
Park

Mandolin Park
154 Units

Cypress Creek High School
3,237 Students

Grant Palace Shopping Center | Site Plan Aerial

Houston, TX



Mandolin Village
278 Units

CANYON ROSE LN

SPACE
#219: 1,300 SF

Canyon Rose
Dry Cleaners

A Plus Cakes n' More

URBAN SKILLET
ESTD. 2014

Fairlane Village
92 Units

SPACE
#202: 1,430 SF

MANGO TREE
Thai Bistro

VELOCITY

GRANT RD

H-CITY
MULTISERVICE

SPEECH MONSTER
Speech & Language Therapy

Bobbins & Threads
QUILTING & CRAFTS

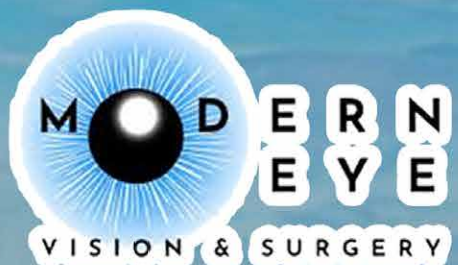
MODERN
EYE
VISION & SURGERY

WILLOWBROOK
DENTAL GROUP
LAWRENCE T. HODDARD, DDS

18,602 VPD



468K SF of Office Space



Houston Methodist Willowbrook Hospital
358 Beds

Mandolin Village
278 Units



TOMBALL PKWY 139,711 VPD



Houston North Transitional Care

Cypress Creek High School
3,237 Students



GRANT RD

18,602 VPD



SPACE
#219: 1,300 SF

CANYON ROSE LANE

Drive Through
#202: 1,430 SF

Mandolin & Grants Trace
320 Units

Area Snapshot

1 MILE

19,642

Population

16,049

Total Daytime
Population

\$90,648

Average Household
Income

8,611

Total
Households

3 MILES

100,816

Population

109,437

Total Daytime
Population

\$107,090

Average Household
Income

42,487

Total
Households

5 MILES

285,958

Population

295,638

Total Daytime
Population

\$121,226

Average Household
Income

112,843

Total
Households

