For Lease: Drive-Through & Inline Spaces Available

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

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

SPACE AVAILABLE	**1,430 SF (Endcap Drive with a drive-through)** **1,300 SF** **1,235 SF**
PARCEL SIZE	**3.01 AC**
YEAR BUILT	**2006**
PARCEL NUMBER	**1204870020030**
ZONING	**Commercial**

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

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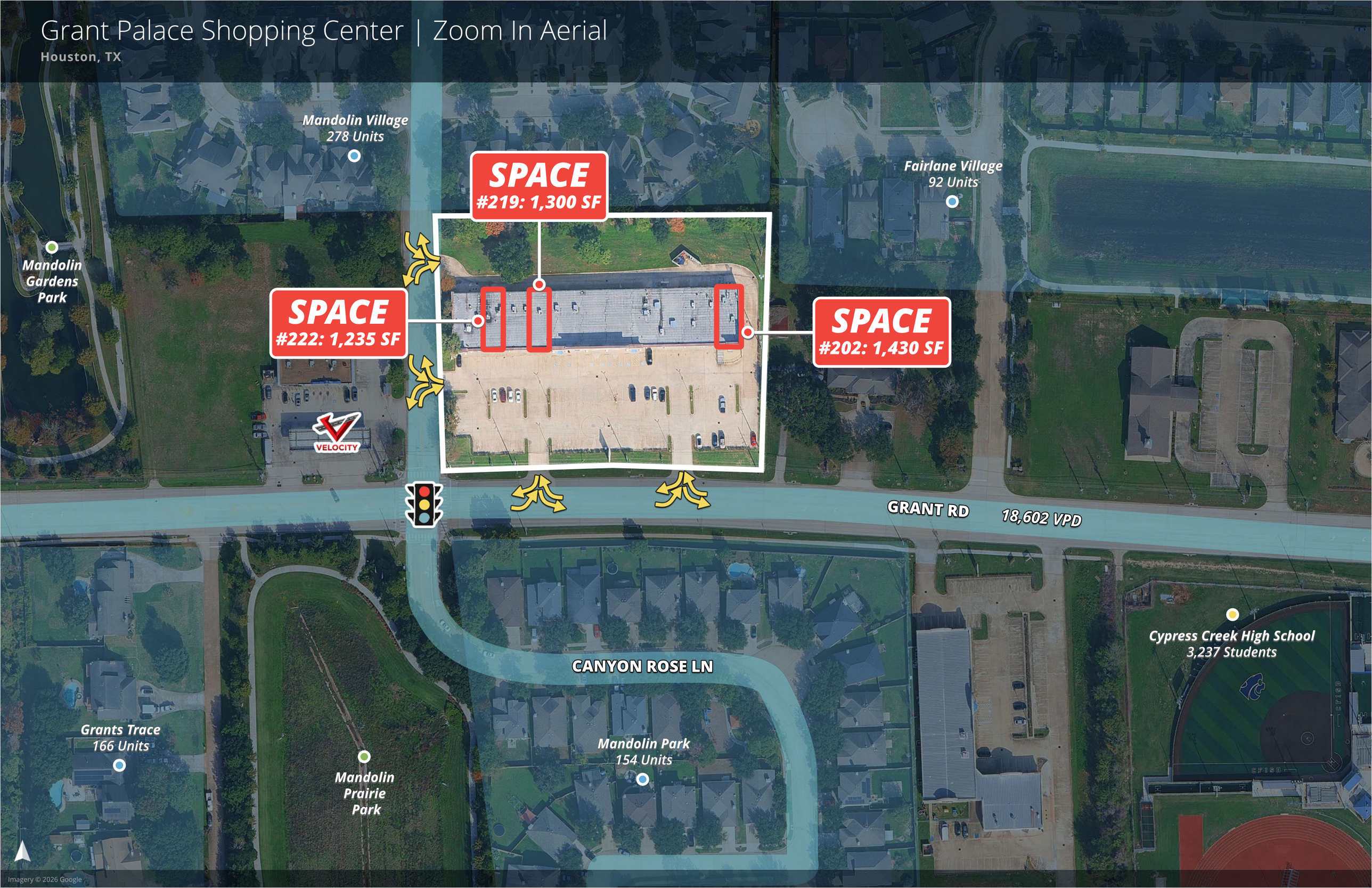
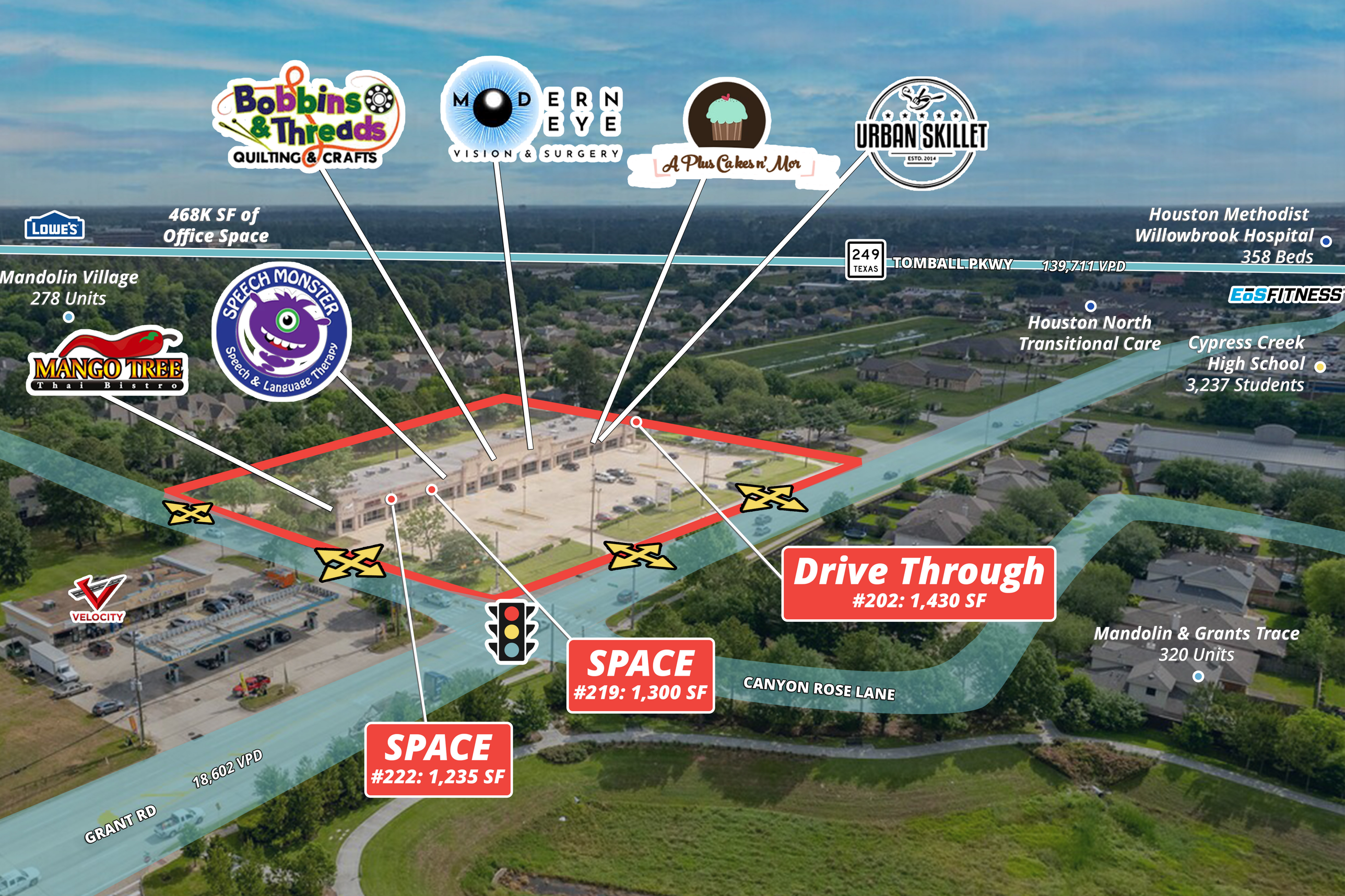
Grant Palace Shopping Center | Site Plan Aerial

Houston, TX

Grant Palace Shopping Center | Zoom In Aerial

Houston, TX




Bobbins & Threads
QUILTING & CRAFTS
MODERN EYE
VISION & SURGERY
A Plus Cakes n' More
URBAN SKILLET
ESTD. 2014
LOWE'S
468K SF of
Office Space
Houston Methodist
Willowbrook Hospital
358 Beds
249
TEXAS
TOMBALL PKWY
139,711 VPD
EOS FITNESS
Mandolin Village
278 Units
SPEECH MONSTER
Speech & Language Therapy
Houston North
Transitional Care
Cypress Creek
High School
3,237 Students
MANGO TREE
Thai Bistro
Drive Through
#202: 1,430 SF
VELOCITY
Mandolin & Grants Trace
320 Units
SPACE
#219: 1,300 SF
CANYON ROSE LANE
SPACE
#222: 1,235 SF
18,602 VPD
GRANT RD

Grant Palace Shopping Center | Mid-Zoom Aerial

Houston, TX

Grant Palace Shopping Center | Trade Aerial

Houston, TX

Demographics

10130 Grant Rd | Houston, TX

Area Snapshot

1 MILE

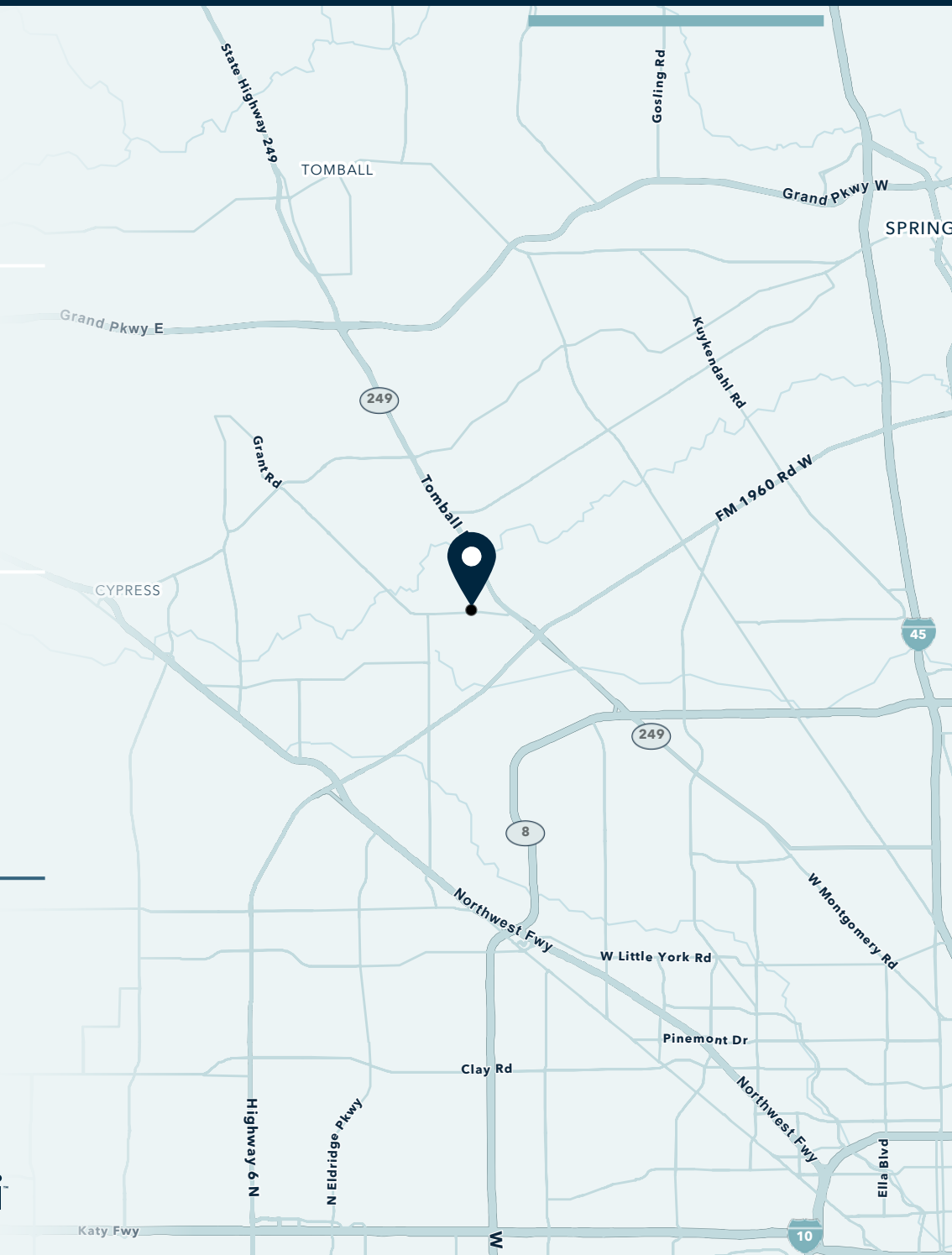
19,642 Population	**16,049** Total Daytime Population	**$90,648** Average Household Income	**8,611** Total Households

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



Want more? *Contact us for a complete demographic, foot-traffic, and mobile data insights report.*

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