

For Lease: Drive-Through & Inline Spaces Available

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



SPACE
#219: 1,300 SF

SPACE
#222: 1,235 SF

SPACE
#202: 1,430 SF

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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



Grant Palace Shopping Center | Site Plan Aerial

Houston, TX

Mandolin Village
278 Units

Fairlane Village
92 Units

CANYON ROSE LN

SPACE
#222: 1,235 SF

SPACE
#219: 1,300 SF

Canyon Rose
Dry Cleaners

A Plus Cakes n' More

URBAN SKILLET
ESTD. 2014

SPACE
#202: 1,430 SF

MANGO TREE
Thai Bistro

VELOCITY

GRANT RD

H-CITY
MULTISERVICE

SPEECH MONSTER
Speech & Language Therapy

Bobbins & Threads
QUILTING & CRAFTS

M O D E R N
E Y E
VISION & SURGERY

18,602 VPD

WILLOWBROOK
DENTAL GROUP
LAWRENCE T. DODDARD, DDS

DRIVE-THROUGH

Grant Palace Shopping Center | Zoom In Aerial

Houston, TX



Mandolin Village
278 Units

Fairlane Village
92 Units

Mandolin
Gardens
Park

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GRANT RD
18,602 VPD

CANYON ROSE LN

Cypress Creek High School
3,237 Students

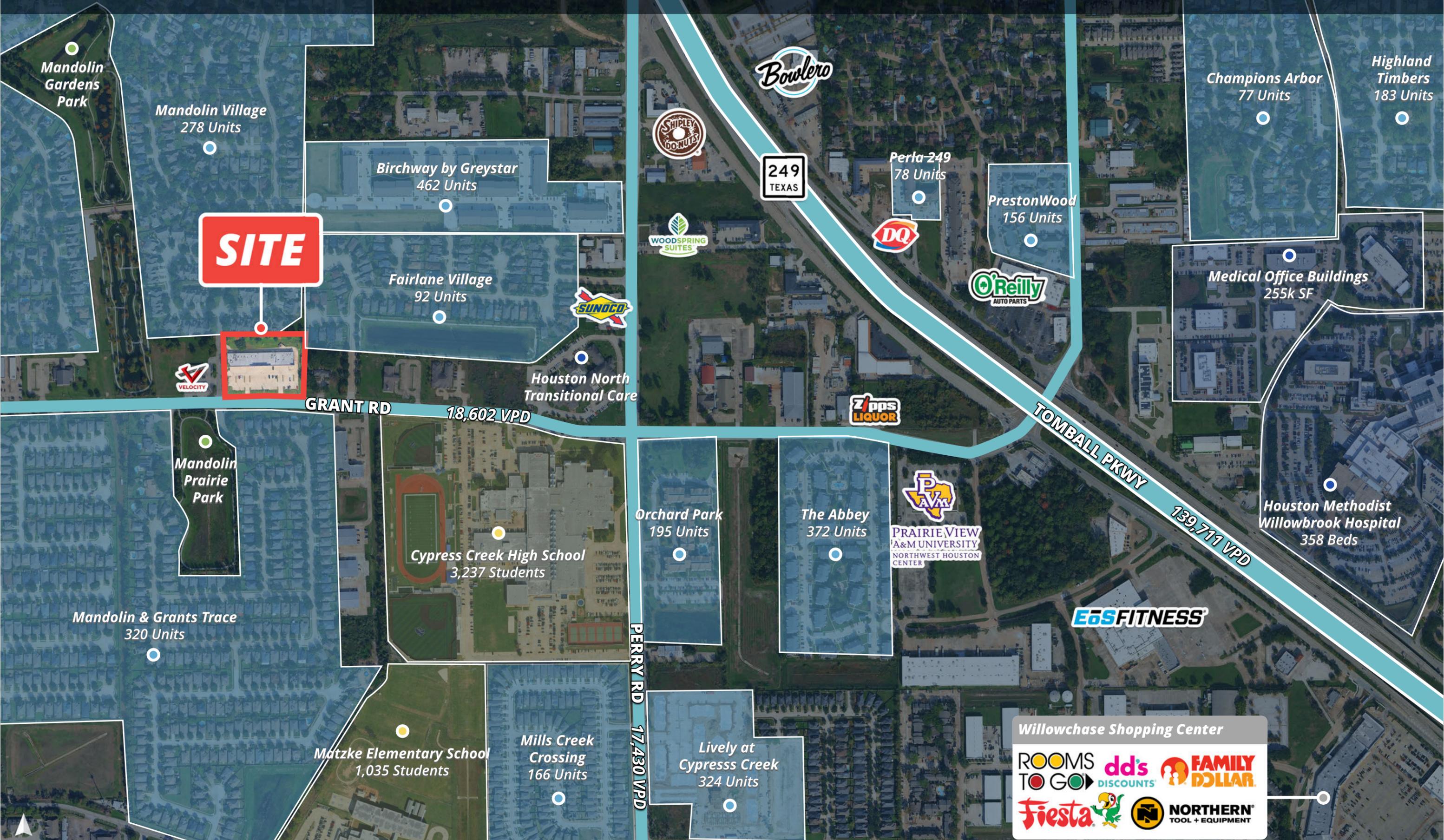
Grants Trace
166 Units

Mandolin
Prairie
Park

Mandolin Park
154 Units

Grant Palace Shopping Center | Mid-Zoom Aerial

Houston, TX



Grant Palace Shopping Center | Trade Aerial

Houston, TX



LOWE'S

468K SF of Office Space

CYPRESSWOOD DR 12,503 VPD

249 TEXAS

1,064 Units

Commons at Willowbrook

LIFETIME ATHLETIC ROSS DRESS FOR LESS
Marshalls Michaels
FIVE BELOW Total Wine & MORE
Academy SPORTS+OUTDOORS DAISO

Northchester 700 Units

Mandolin Village 278 Units

Birchway by Greystar 462 Units

Fairlane Village 92 Units

Champions Arbor 77 Units

Highland Timbers 183 Units

Anderson Woods 213 Units

Legacy at Cypress 422 Units

Matzke Park

Brautigam Center 250 Students

558 Units

SITE

Cypress Creek High School 3,237 Students

Orchard Park 195 Units

The Abbey 372 Units

Willowchase Shopping Center

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

Medical Office Buildings 255k SF

Houston Methodist Willowbrook Hospital 358 Beds

JONES RD 20,558 VPD

Bleyl Middle School 1,365 Students

MILLS RD

Matzke Elementary School 1,035 Students

Mills Creek Crossing 166 Units

Lively at Cypress Creek 324 Units

Willowbrook Mall

Dillard's DICK'S HOUSE OF SPORT Apple macy's
JCPenney lululemon ROUND 1
ZARA H&M FOREVER 21

ASHLEY REI CO-OP
athome

Burlington COSTCO WHOLESALE

ZALES

Sharetea

WORLD MARKET

AMC THEATRES

CYPRESS NORTH HOUSTON RD

Kroger

BEST BUY

SHERWIN WILLIAMS

Portillo's

Cane's

IN-N-OUT BURGER

BJ's

CHUCK E. CHEESE

BEST BUY Outlet

P.F. CHANG'S

SAM'S CLUB

CHIPOTLE MEXICAN GRILL

McDonald's

Pizza Hut

24 HOUR

Area Snapshot

1 MILE

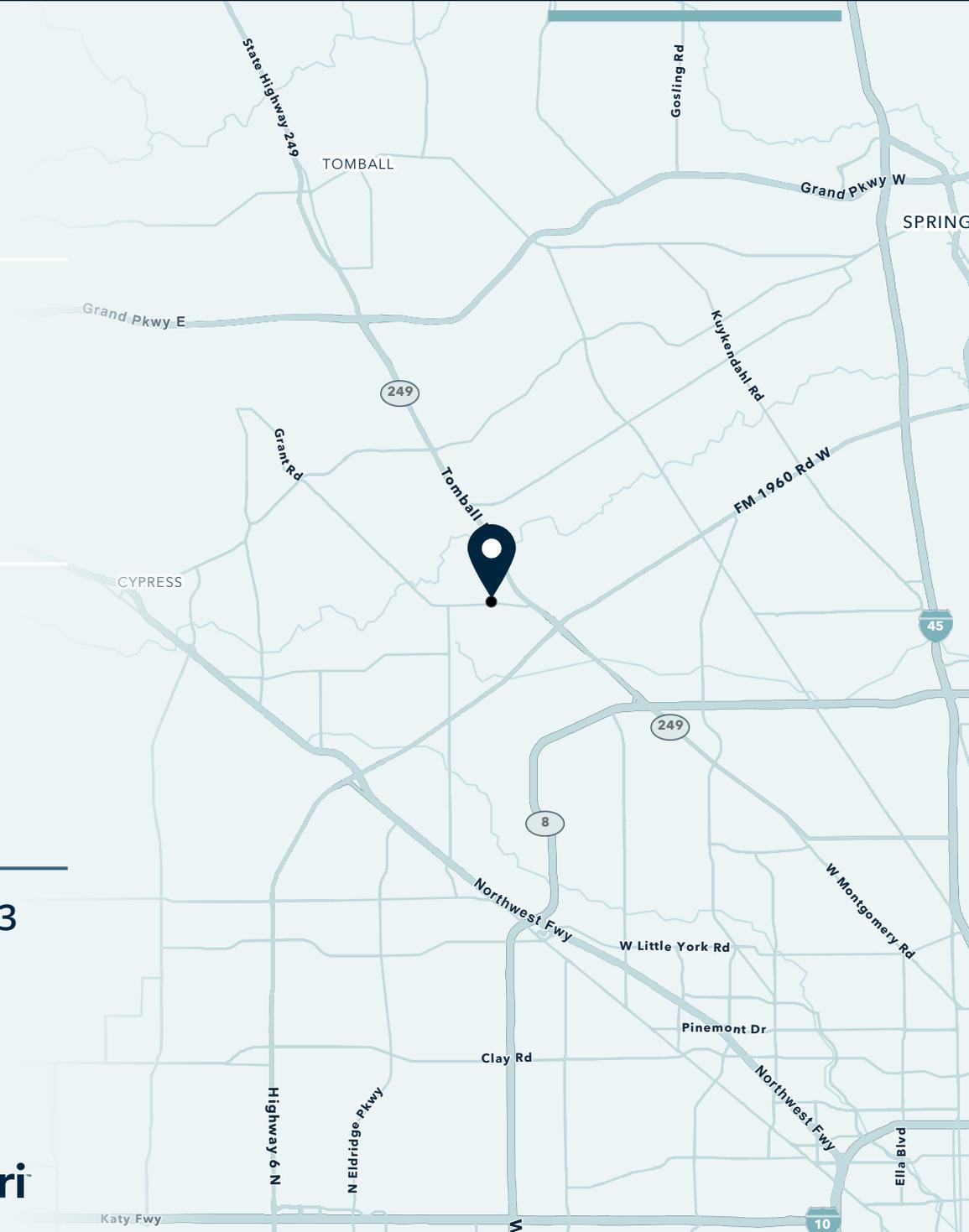
19,642 Population	16,049 Total Daytime Population	\$90,648 Average Household Income	8,611 Total Households
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3 MILES

100,816 Population	109,437 Total Daytime Population	\$107,090 Average Household Income	42,487 Total Households
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5 MILES

285,958 Population	295,638 Total Daytime Population	\$121,226 Average Household Income	112,843 Total Households
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.