

FOR LEASE

Turnkey Commercial Space Available

 804 Gladstell Rd, Unit 180
Conroe, TX 77304

 1,200 SF

 \$15/SF + NNN



This turnkey commercial opportunity is fully built out and ready for immediate occupancy, making it ideal for a café, bakery, boutique restaurant, retail concept, or specialty service business.

Located in the heart of rapidly growing Conroe, the property offers convenient access to I-45, downtown Conroe, medical offices, retail centers, and surrounding residential neighborhoods. The area continues to experience strong commercial and residential growth, providing excellent exposure and accessibility for customers and employees alike.

The space features an established layout with inviting finishes and infrastructure already in place, allowing for a smooth transition and faster opening timeline. Excellent opportunity for an owner-user or tenant seeking a move-in-ready location in a thriving market.

Highlights

- ✓ Move-in-ready commercial space
- ✓ Turnkey space - ready now
- ✓ Excellent visibility and accessibility
- ✓ Minutes from I-45 and downtown Conroe
- ✓ Surrounded by residential and commercial growth
- ✓ Ideal for café, restaurant, retail, or specialty concepts



Contact today to schedule a private tour.

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