7623 W Grand Pky S

7623 W Grand Pky S, Richmond, TX 77407

Presented By:
JPAR Commercial

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Property Details

Last end cap space 2,400SF with additional parking being built in the back. Landlord will provide aggressive TI to help with the buildout. It faces South and is direct access to the 99 feeder road. Building is located off W Grand Parkway S at the W Bellfort exit along one of the fastest growing retail corridor in the Houston area.

Price: $26.00 /SF/YR

- The property has frontage and is able to have signage on the Grand Parkway.
- Located in Fort Bend County, one of the fastest-growing counties in the U.S., just south of Cinco Ranch/Katy.
- Explosive growth in master-planned communities in the area has created a need for service oriented businesses
- Positioned at the front of Long Meadow Farms, and in near proximity to Aliana
- Newly expanded Grand Parkway north to I-45 over Hwy 59 has driven explosive growth in the area
- Great ingress and egress from the Parkway as well as new roads for ease of accessibility off the Parkway

View the full listing here: https://www.loopnet.com/Listing/7623-W-Grand-Pky-S-Richmond-TX/27751035/

Rental Rate:	$26.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	9,000 SF
Year Built:	2022
Walk Score ®:	50 (Somewhat Walkable)
Rental Rate Mo:	$2.17 /SF/MO

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Listing space

1st Floor

Space Available:	2,400 SF
Rental Rate:	$26.00 /SF/YR
Date Available:	Now
Service Type:	$10.00 Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

This is a shell space at 2,400SF. Landlord will provide TI to help with the buildout. It faces South and is direct access to the 99 feeder road.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hear Again America	1200-	2031
Indigo Orthodontics	-	

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Location

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Property Photos

IMG-5328

IMG-5314

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Property Photos

IMG-5318

IMG-5316

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Property Photos

IMG-5320

IMG-5319

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Property Photos

Building Photo

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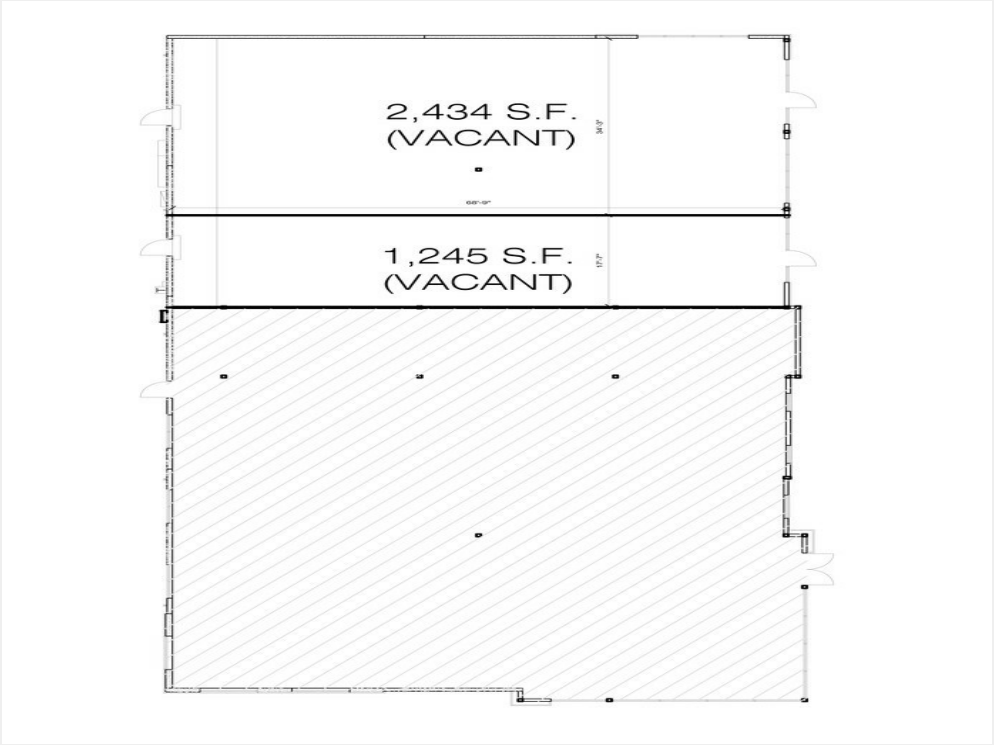
Property Photos



Floorplan

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