 **JLL** SEE A BRIGHTER WAY

For lease

±2,664 SF Restaurant/Retail

The Grid

Stafford, TX 77477

Property Overview

Property description

The Grid's 192-acres fully integrates a dynamic mix of more than 350,000 square feet of shops, restaurants, and entertainment; 500,000 square feet of creative-focused office space; multiple hotels; pop-up shops; food hall; rooftop dining and 2,400 urban residences.

The heart of the project, Grid Center, incorporates existing components of the site's iconic industrial architecture to create an authentic and memorable urban environment, including an activated public green able to host concerts, festivals, and outdoor movies.



Opportunity highlights

Estimated population

1-mile	3-miles	5-miles
8,950	127,018	417,656

Number of households

1-mile	3-miles	5-miles
3,837	45,446	144,776

Average household income

1-mile	3-miles	5-miles
\$57,623	\$54,378	\$55,340

Median age

1-mile	3-miles	5-miles
35.1	34.2	34.3

Area traffic counts

156,702 VPD

Southwest Freeway at W Airport Blvd

30,049 VPD

Sam Houston Tollway at W Airport Blvd



Demographics & Property Overview



#1 fastest growing county in the greater Houston region



Most diverse county in the nation; Exceptionally educated and skilled resident workforce



Fort bend county is home to **three of the nation's top 35 master planned communities,** Leading the Houston region



418k

Population
Within 5-Miles

2,400

Urban Residences
Within the Grid

±156k

Vehicles per day on the
Southwest Freeway

±350k sf

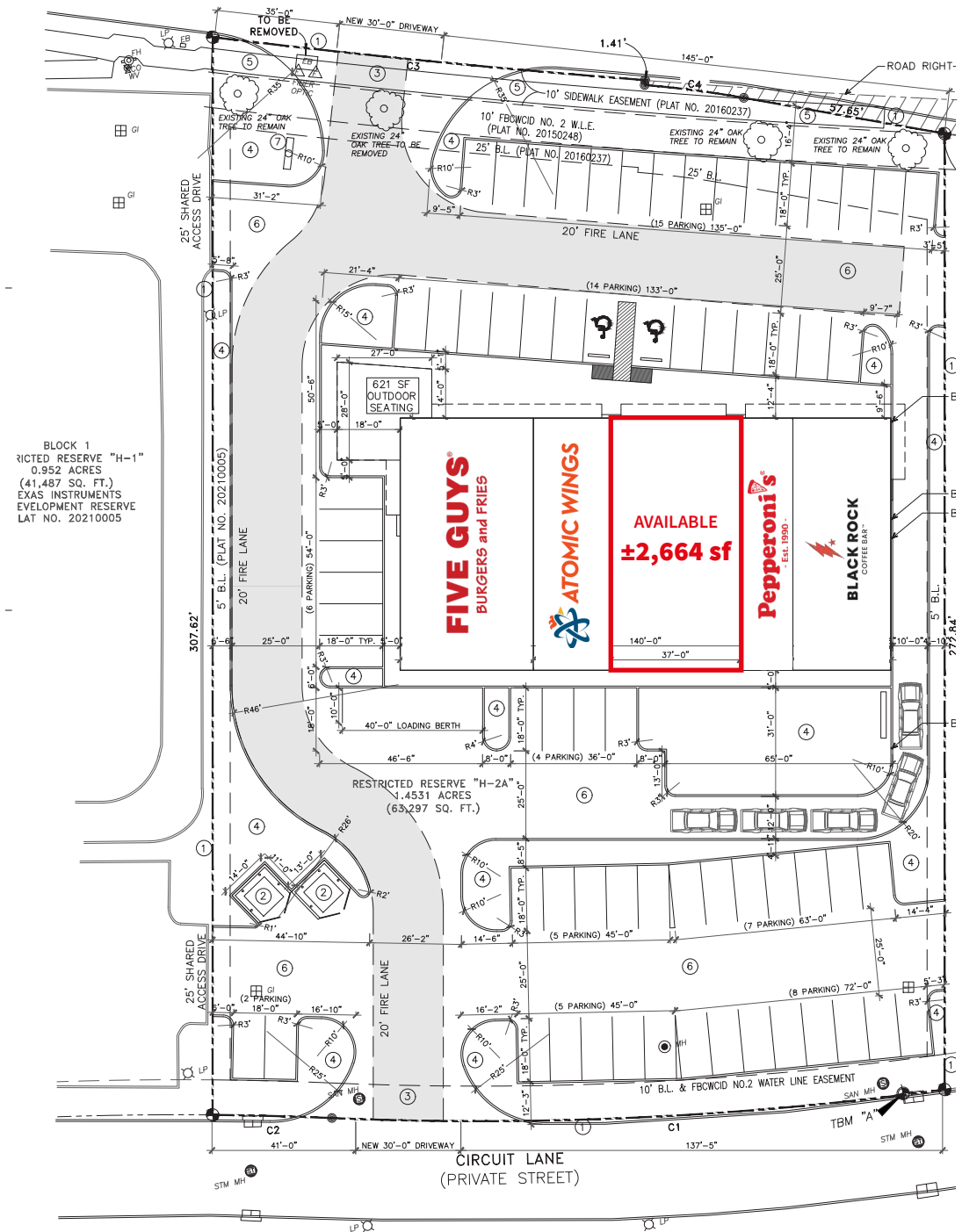
Shops, Restaurants,
and Entertainment

Site Plan

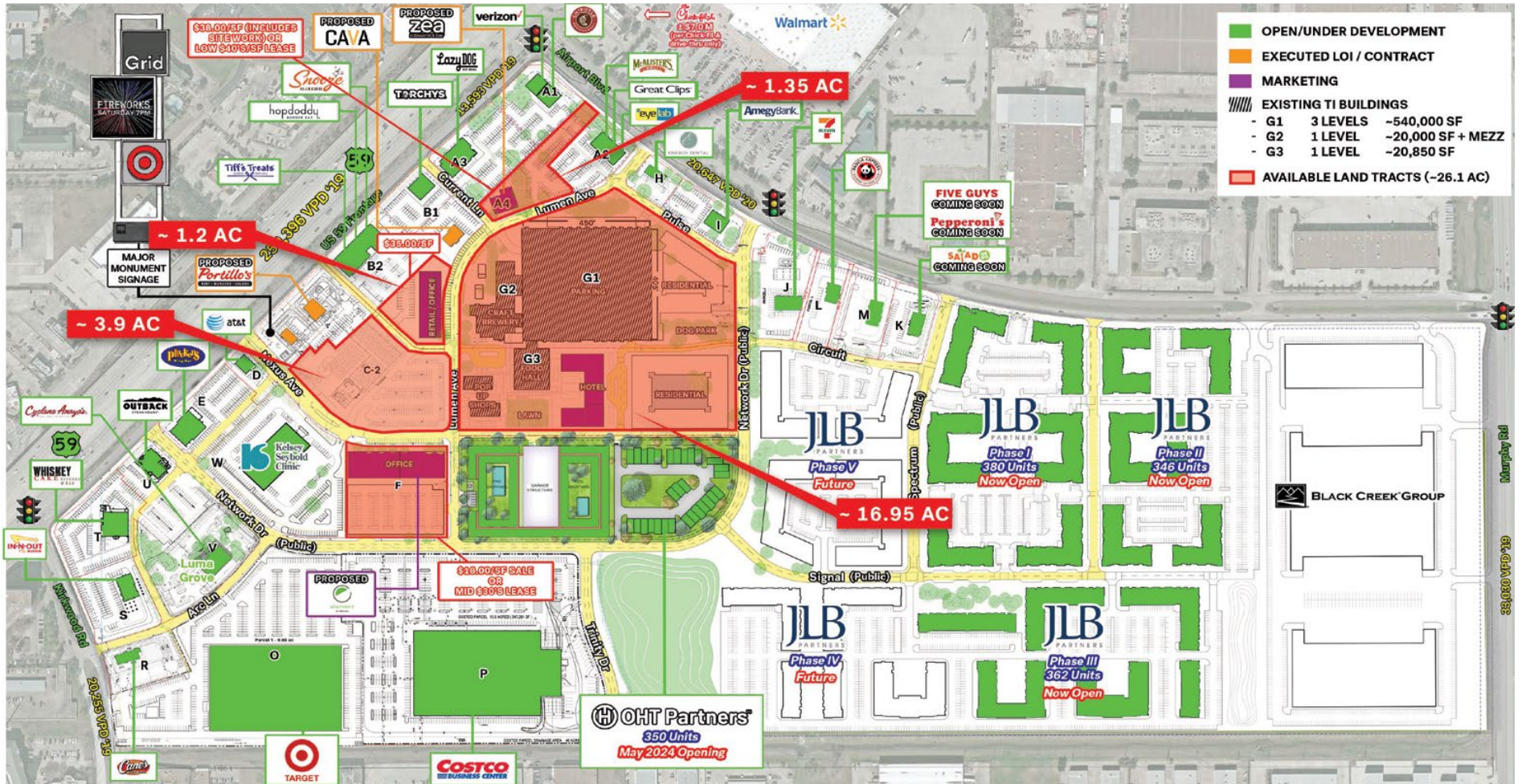
The Grid is an amenity-rich development with everything from retail to entertainment to office space.

Current tenants include Torchy's Tacos, Whiskey Cake, Outback Steakhouse, Pluckers, and In and Out Burger.

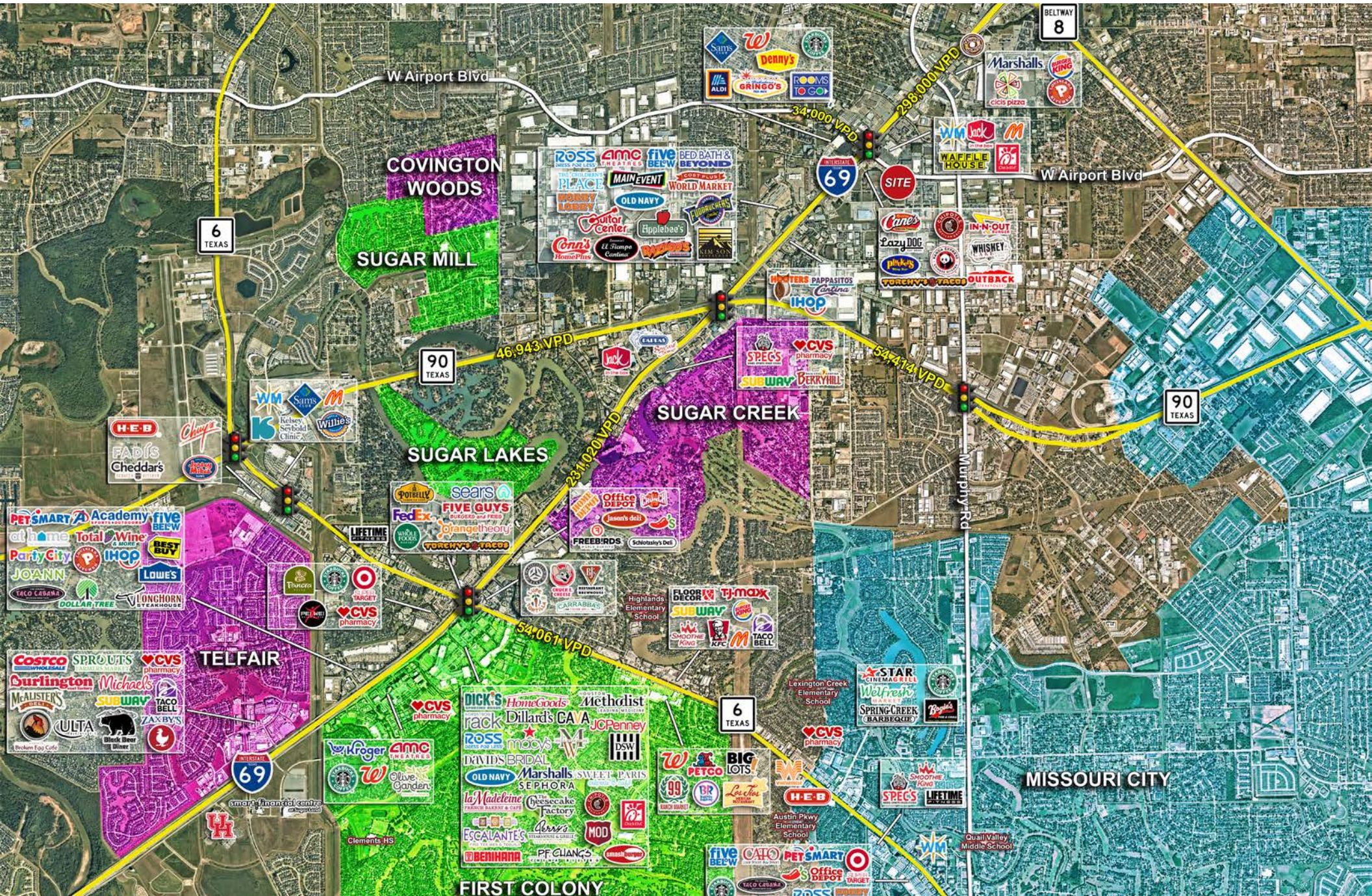
+2,664 SF of restaurant and retail space for lease.



Site Plan



Trade Area Aerial



Thank you

About JLL

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