

# RETAIL FOR SALE

Lakewood TowneSquare - Malcomson Center



12910 - 12918 Malcomson Road, Cypress TX 77429

## OVERVIEW

Cap rate 6.95%

Median HHI \$140k/year

GLA 9,830 SF

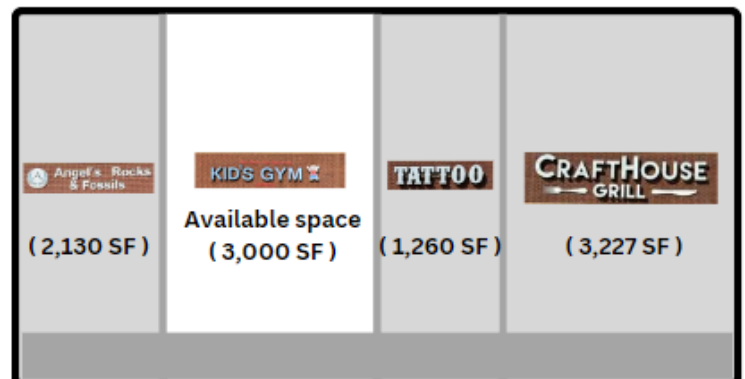
Land size 1.30 AC

Year built 2008/2015

Cars per day 14,000+

Occupancy 70%\*

*\*2-year master lease on vacant space at the time of sale*



## OTHER HIGHLIGHTS

- ✓ 26k homes in a 3-mile radius
- ✓ This is one of the busiest shopping centers in the area, ranking in the top 6% most visited centers (94th percentile)
- ✓ **Current tenants:**
  - R&R CraftHouse Grill
  - Angel's Fossils & Rocks
  - Tattoo shop

**CALL FOR PRICE**



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