

For Lease

2nd Generation Restaurant

**1,913 SF
AVAILABLE**



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

Shops at Grand Vista

17627 Beechnut St.,
Richmond, Texas 77407

For Lease



Hunington

RICHMOND, TX

Richmond, Texas, is a thriving and rapidly growing community in Fort Bend County, offering an attractive environment for commercial investment and business expansion. With its proximity to major Houston-area highways, including the Grand Parkway and Westpark Tollway, Richmond provides excellent regional connectivity and accessibility. Continued residential development, population growth, and expanding business activity are driving demand for retail, services, and commercial space. Its blend of established neighborhoods, new development, and convenient access to the greater Houston metropolitan area makes Richmond a compelling location for businesses and commercial real estate investors.

MARKET OVERVIEW

14,611 VPD

on Obrien Road, providing consistent daily vehicle exposure at this nearby intersection.

126,426

Population within a 3 mile radius, representing a strong consumer base surrounding the property.

\$103,276

Average Household Income within 1 mile, highlighting the area's strong consumer demographics.



SHOPS AT GRAND VISTA

17627 Beechnut St., Richmond, Texas 77407

PROPERTY INFORMATION

Space Available	1,913 SF (2 nd Gen Restaurant)
Rental Rate	\$25.00 PSF
NNN	\$8.00 PSF
Total Sq Ft:	9,450 SF

PROPERTY HIGHLIGHTS

- ENDCAP patio opportunity 2nd-generation restaurant, vent hood, commercial ovens, three-compartment sink.
- Signalized hard corner at Beechnut St & FM 1464 (19,009 VPD) endcap visibility from both directions plus dedicated storefront signage.
- 15,000+ existing homes within the immediate trade area 348-unit multifamily community under development.
- Great user for Pizza, Dessert, Bakery, Coffee, Panaderia.

DEMOGRAPHICS

Population (2026)	1 mi. - 18,597 3 mi. - 126,426 5 mi. - 303,520
Average Household Income	1 mi. - \$103,276 3 mi. - \$120,924 5 mi. - \$128,477
Traffic Count	Beechnut Rd: 8,376 VPD Obrien Rd: 14,611 VPD

For More Information

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1,913 SF

2nd Generation Restaurant with venthood and grease trap. Ready to move in.

For Lease



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Hunington



Beechnut St 13,497 vpd

SITE

1,913 SF
AVAILABLE
(MOVE-IN READY)
(2ND GEN RESTAURANT)

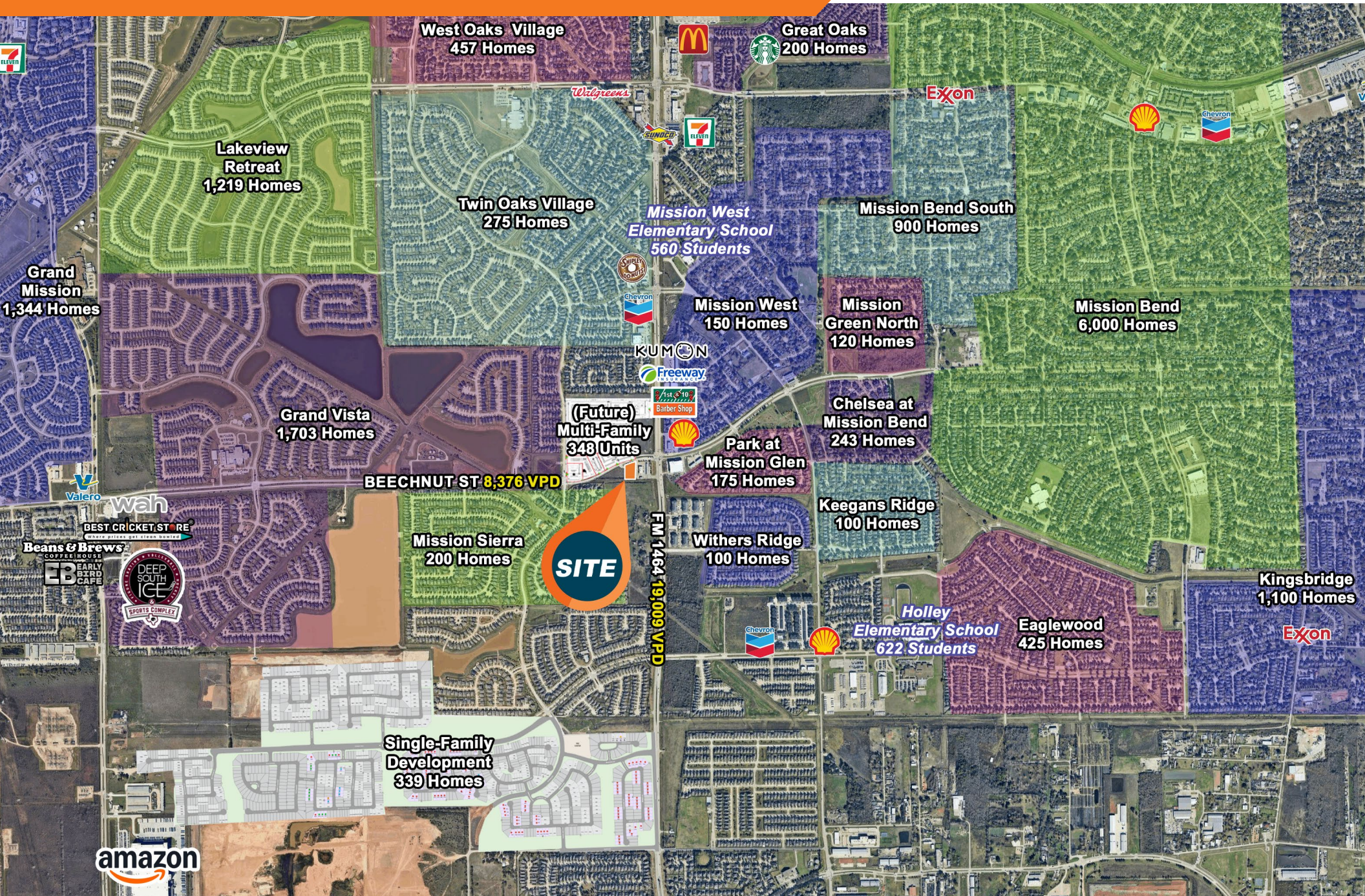
VALLABELLE
HEALTH AND WELLNESS CLINIC

ArinkeHAIR

STARZ RUS
EARLY LEARNING CENTER

CIRCLE K

For Lease



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date