

# 7109 KATY GASTON RD #200

RICHMOND, TX 77406

## AVAILABLE FOR SUBLEASE



## PROPERTY OVERVIEW

Presenting a prime 3,500-square-foot retail space available for sublease at 7109 Katy Gaston Rd, Suite 200, Richmond, TX 77406. Currently configured for group fitness classes, the space features a spacious fitness room, restroom, shower facilities, lockers, a welcoming reception/lobby area, an office, and a dedicated kids' room. This versatile layout is ideal for fitness-related enterprises or can be adapted to suit various retail or service-oriented businesses. This space is well-suited for businesses seeking to integrate into a thriving community hub. Potential uses include fitness studios, wellness centers, retail boutiques, or service providers aiming to capitalize on the area's affluent and growing population.

## PROPERTY HIGHLIGHTS

**Location Highlights:** Situated within the vibrant Bella Piazza center, this location offers a harmonious blend of commerce and community. The area is renowned for its eye-catching aesthetics, lush green spaces, and a walkable environment designed to attract high foot traffic.

**Nearby Businesses:** The surrounding area boasts a diverse mix of establishments that contribute to a balanced and communal atmosphere including restaurants, spas, and an art gallery; this dynamic mix of dining, wellness, and cultural venues fosters a sense of community and offers ample opportunities for collaboration and cross-promotion.

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## PROPERTY HIGHLIGHTS (CONTINUED)

**Area Demographics:** The Richmond area, particularly around Bella Piazza, is experiencing rapid growth. With a projected population increase of 23% by 2030 in Fort Bend County and a median household income of \$172,434 within a five-mile radius, the locale presents a prosperous customer base.

**Accessibility:** Bella Piazza is strategically located at the southeast corner of Westpark Tollway and Katy Gaston Rd, offering exceptional connectivity and ample parking. Its proximity to major thoroughfares ensures easy access for both customers and employees.

**Please contact us for more information or to schedule a showing.**





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## FLOOR PLAN

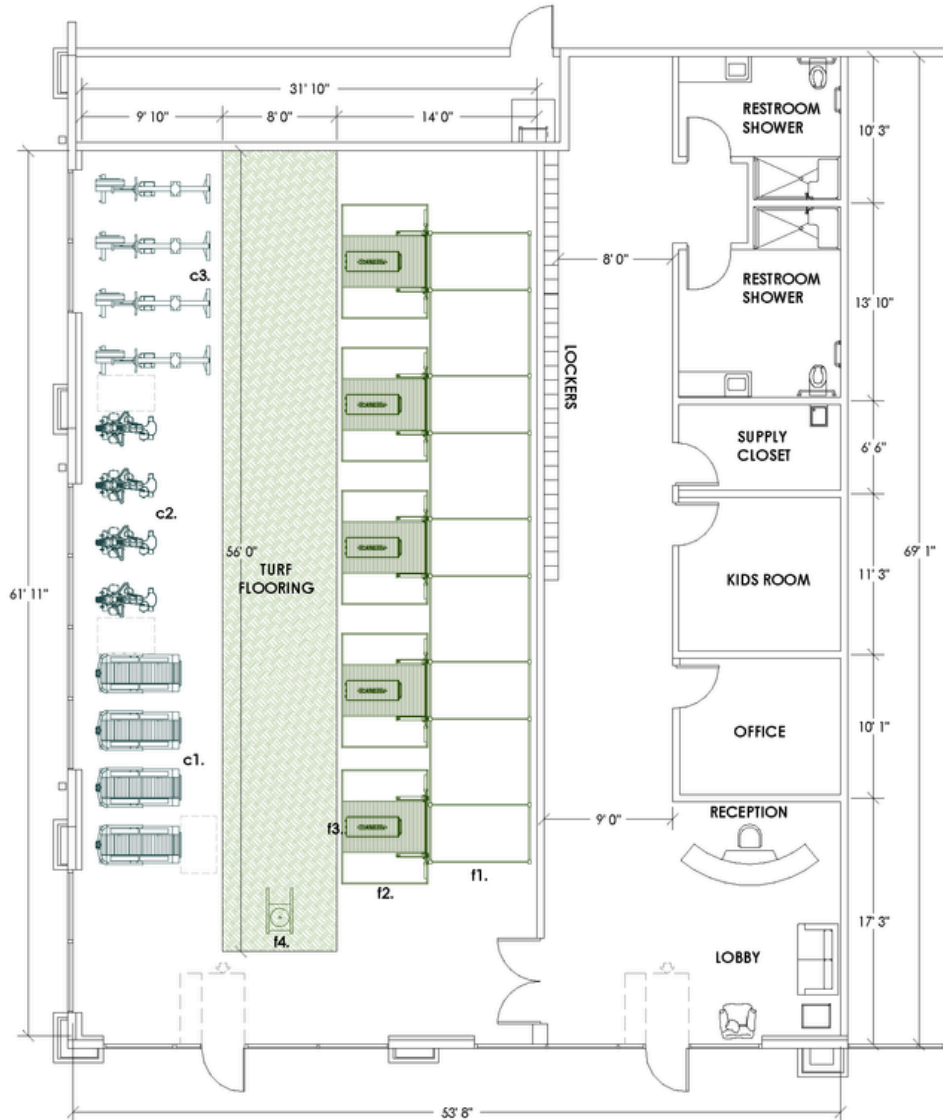
### LEGEND

#### CARDIO

- c1. WOODWAY CURVE
- c2. SCHWINN AIRDYNE BIKE
- c3. CONCEPT 2 ROWER

#### FREE WEIGHTS / FUNCTIONAL

- f1. XULT RIG 44" FREESTANDING
- f2. OLY. LIFTING PLATFORM
- f3. FITBENCH
- f4. WEIGHT SLED



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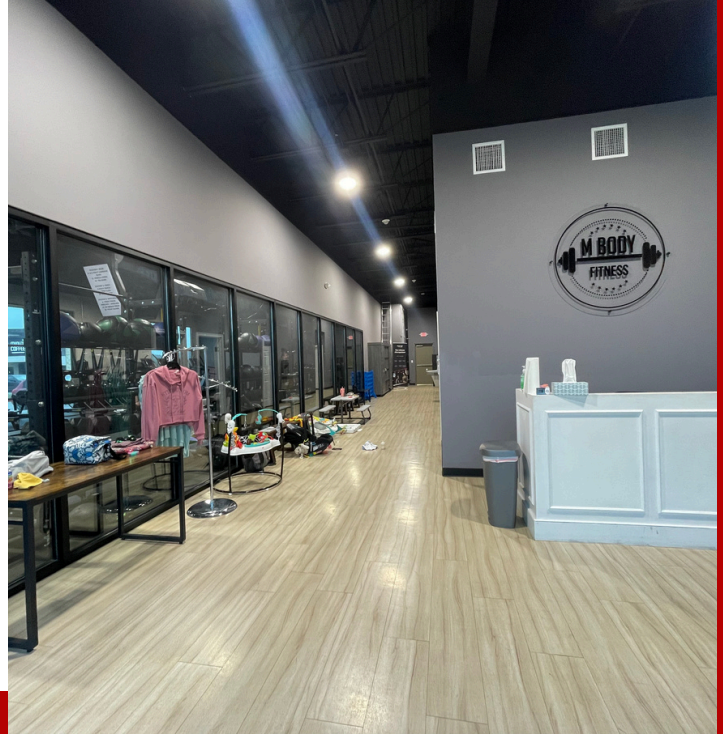
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