

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

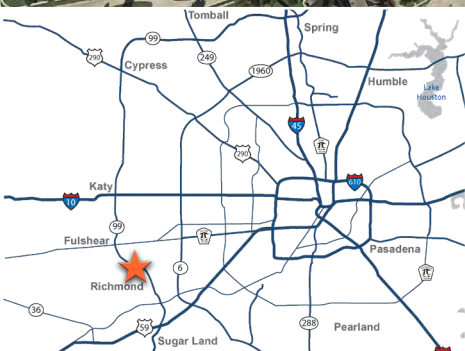
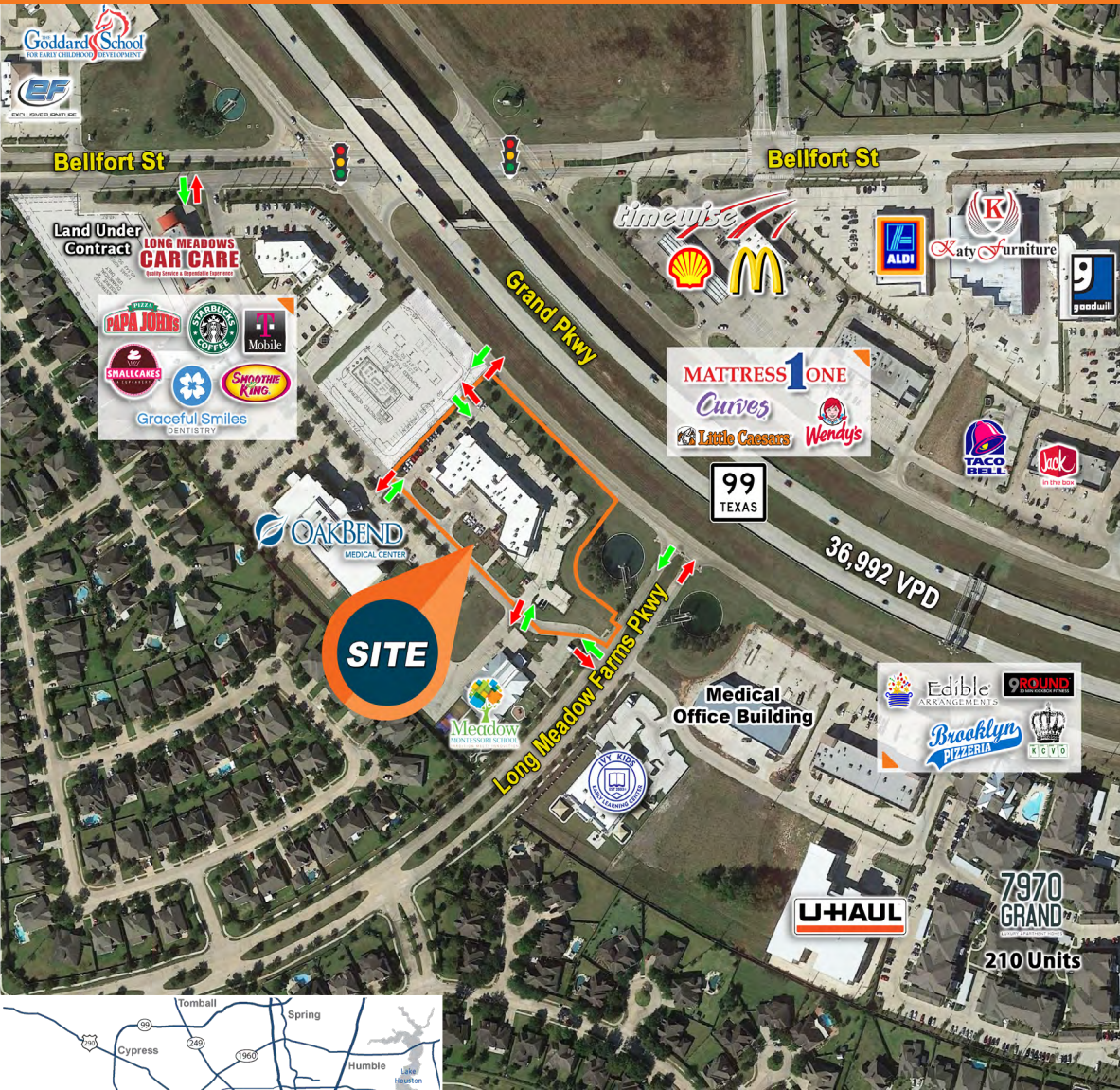
hproperties.com

The Shops at Grove Park

7850 W Grand Parkway South

Richmond, Texas 77406

For Lease



THE SHOPS AT GROVE PARK

7850 W Grand Parkway S, Richmond, Texas 77406

Property Information

Space For Lease	1,885 SF 2nd Gen White Box
Rental Rate	\$30.00 PSF
NNN	\$9.10 PSF

Property Highlights

- Located along Grand Pkwy, in Fort Bend County, just south of Cinco Ranch/Katy
- Explosive residential growth - over 26% growth projected in the next 5 years.
- Close proximity to Kroger, Regal Grand Parkway 22, Goddard School & Oak Bend Hospital

Demographics

Population (2024)	2 mi. - 41,913
	3 mi. - 84,426
	5 mi. - 208,899
Average Household Income	2 mi. - \$136,289
	3 mi. - \$136,611
	5 mi. - \$146,830

Traffic Count	Grand Pkwy: 36,992 VPD W Belfort St: 13,304 VPD
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For More Information

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Principal | Brokerage
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For Lease



OAKBEND
MEDICAL CENTER

Meadow
MONTESSORI SCHOOL

Access Road

2nd Gen
White Box

AVAILABLE 1,885 SF

AVIS
Budget

Violet Music
Academy

SHERWIN
WILLIAMS

Dr. Rhodes
Dentist

RED'S
Grill

SUNRAY
TASTA

Delcey

ANYTIME
FITNESS

BRICKS & MINIFIGS

ATM Drive-Thru
AVAILABLE

Pylon Sign

Main Entrance
Long Meadow
FARMS

West Grand Parkway South 36,992 VPD

Long Meadow Farms Pkwy

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For Lease

H Hunington



Walmart
KOHLS
PETSMART
IHOP
SportClips
AT&T

24 HOUR FITNESS
PALAIS ROYAL
ROSS
WANNABE
McDonald's
Pier 1 imports
POPEVES
SPORTS AUTHORITY
TACO BELL

BEST BUY
BUFFALO WILD WINGS

DISCOUNT TIRE
Auto Zone
apple car Wash Lube
Kids R Kids Learning Academy

Marco's Pizza
PEARLE VISION
nextlevel URGENT CARE
PARTNERS IN BUILDING

SHOGUN
SUBWAY
MATTRESS FIRM
CherryBerry

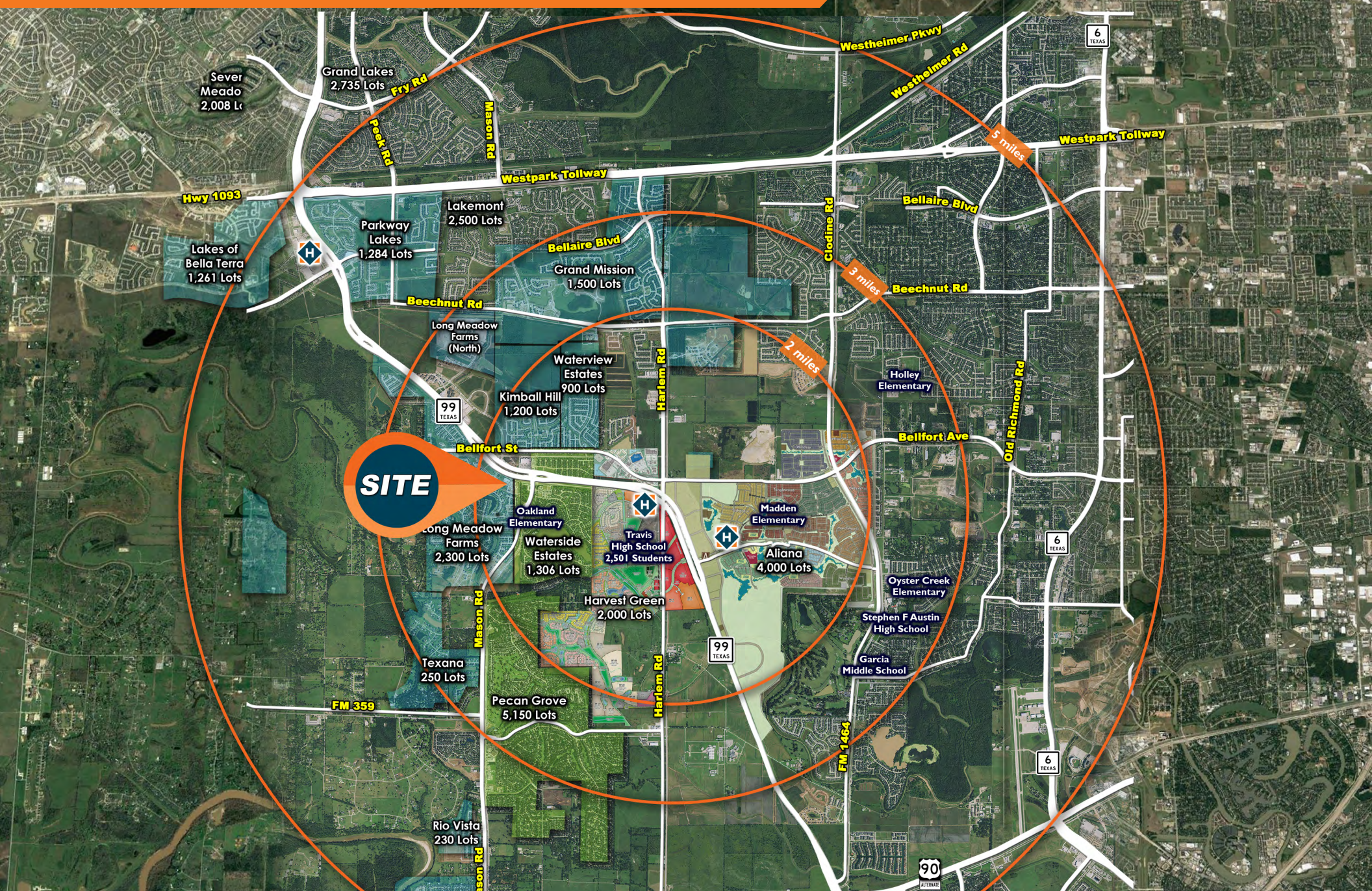
PRIMOS
KUMON
STARBUCKS COFFEE
SPEEDY MAIL
Great Clips
WELLS FARGO
CHASE
FOSSUM
State Farm

(Proposed)
RUSSO'S PIZZERIA
DECA
NAIL SALON
OPTOMETRIST
URGENT CARE

The Grand at Aliana PROPOSED
FITNESS
ROSS
FIVE BELOW
petco
Burlington
MICHAEL'S
ULTA
LOWE'S
Famous Footwear
Texas Bay
GENIE POWER
PAPER & SUPPLY

(PROPOSED)
timeouts
jason's deli
BlueWave EXPRESS CAR WASH
Burgerim
SUBWAY
Future
Travis High School 2,562 Students
Future Commercial
HUB
Future Commercial Development

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