

FOR SALE OR LEASE

Retail/Medical Office Space for Sale or Lease

7440 Cypress Creek Pkwy Houston, TX 77070



GOOD HARBOR
COMMERCIAL REAL ESTATE

ANA CASTANO
(346)-550-8828
ANA@GOODHARBORCRE.COM

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PROPERTY DESCRIPTION

BUILDING SIZE 10,000 SF / 5,000 SF each unit

USAGE Medical/Retail

LAND SIZE 0.8 AC

YEAR BUILT 1993

PARKING SPACES 37

TENANTS Multiple (2)

LEASE RATE \$18\$/SF + NNN

SALE PRICE \$1,850,000

FEATURES

- 26 Parking spaces in the front
- 13 Parking spaces in the back
- Fully functional lighting all around the property



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Open Floor Retail/Office



Unit
7440B

Unit
7440



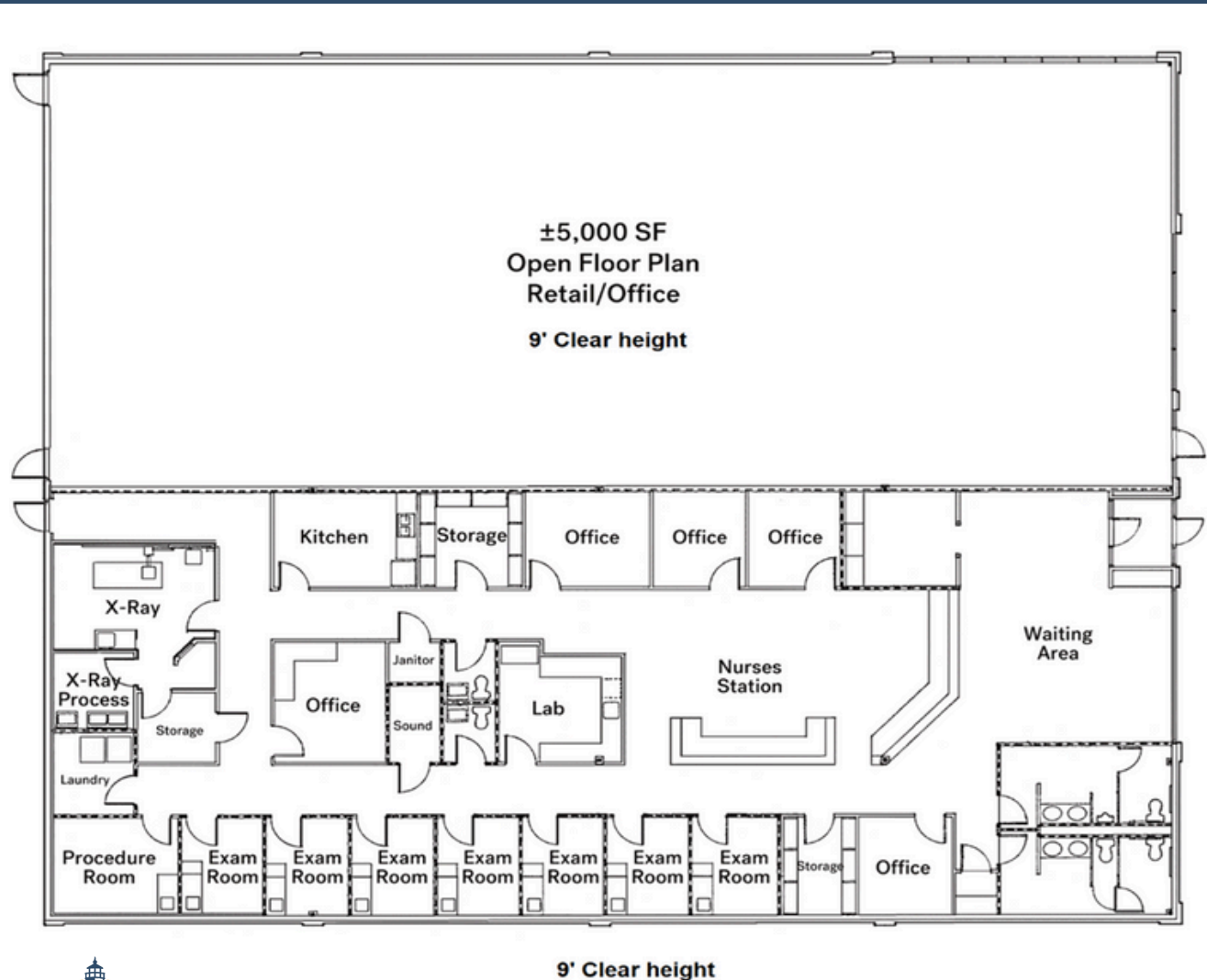
Fully Built Out Medical Office

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FLOOR PLAN



VIDEO TOUR



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The Medical
Resort At
Willowbrook

Derby

BEST
BUY

Bath
& Body
Works
ROSS
DRESS FOR LESS

Breton Ridge St - 6k VPD

7440 Cypress Creek Pkwy

Michaels

DESIGNER
Perfumes Plus

Total Wine
& MORE

McALISTER'S
DELI

SHERWIN
WILLIAMS

Commons at
Willowbrook

BR
parkin
robbin

FM 1960 - 36.6k VPDFM

USA



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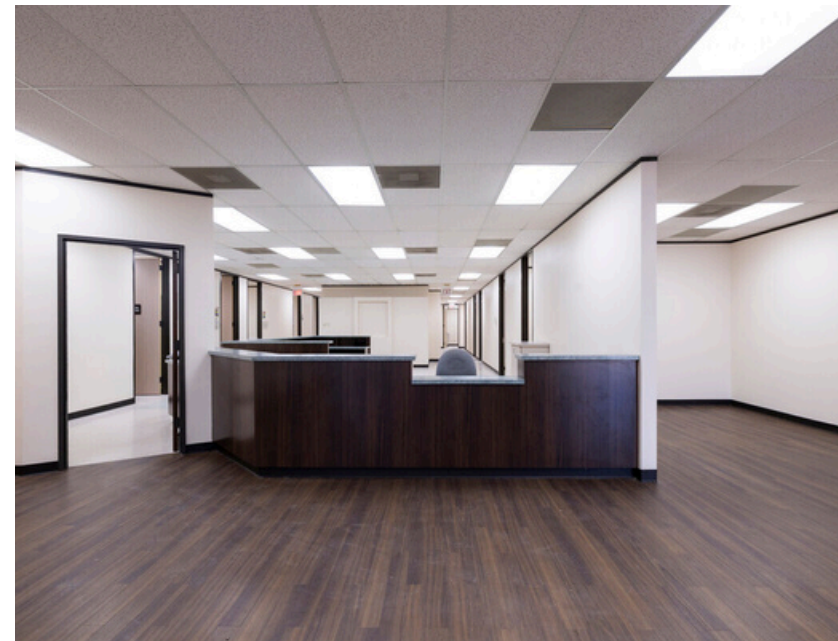
ABOUT THE PROPERTY

This building is strategically positioned near several bus lines and conveniently located just off Breton Ridge St., providing excellent accessibility for commuters.

Moreover, its proximity to 1960 Rd W further enhances connectivity, making it easy for tenants to reach their desired destinations.

The property features outstanding spaces available for lease, ideal for medical, retail, and flexible office applications.

With a variety of leasing options and a prime location, this building offers turnkey solutions tailored to meet the diverse needs of modern businesses. Don't miss the opportunity to secure your ideal workspace.



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WHY TO INVEST IN HOUSTON, TX?

Houston is a prime location for both medical and retail investments. It's home to the Texas Medical Center (TMC), the world's largest medical complex, and boasts a thriving retail market driven by a growing population and strong economy.

High Demand: The healthcare sector ensures steady demand for medical office space, while retail is booming as Houston remains a key shopping hub. Both sectors benefit from the city's diverse, expanding economy.

Occupancy and Rent Trends: Medical office buildings near major hospitals or the TMC typically maintain high occupancy rates. Similarly, retail spaces in prime locations, such as malls or high-traffic areas, also experience high demand. Asking rents for both medical and retail properties in Houston have remained stable, with potential for growth in sought-after neighborhoods.

Investment Potential: Properties for medical offices attract long-term tenants, while retail locations in areas like 7440 Cypress Creek Pkwy offer reliable, income-generating opportunities. Houston's strength in both sectors makes it an ideal market for investors.



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DEMOGRAPHICS

POPULATION

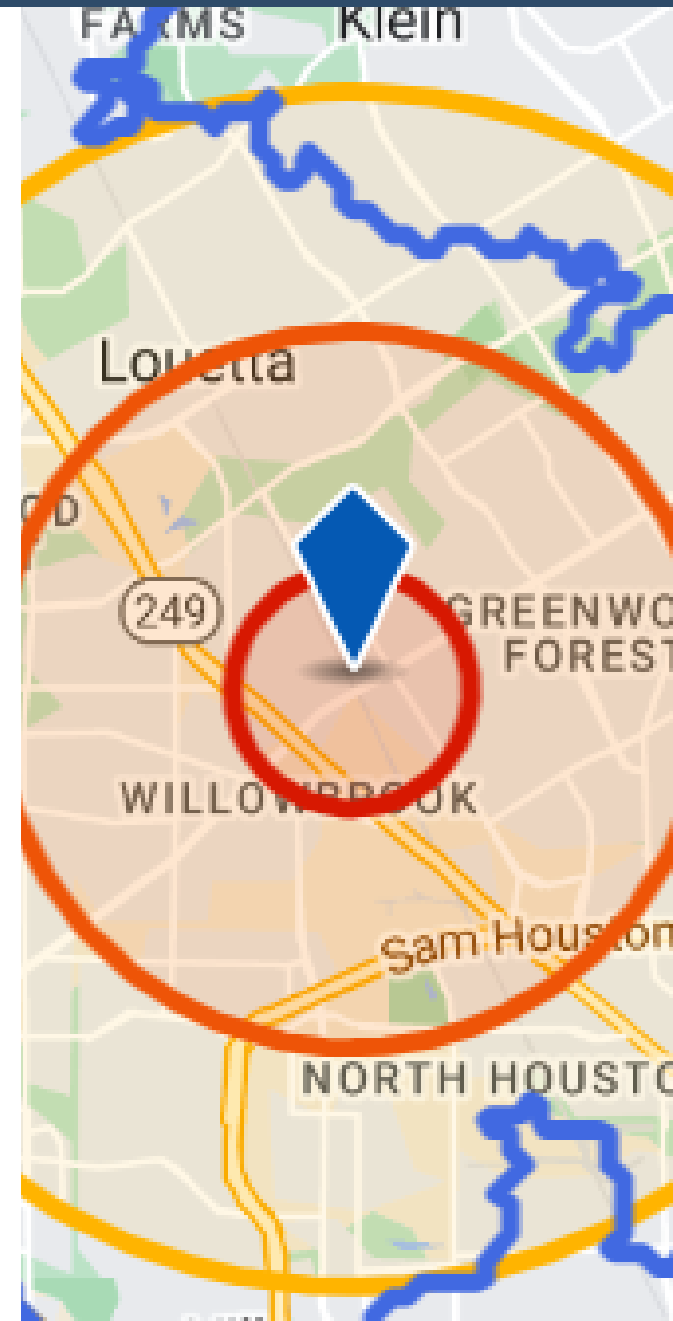
	1 MILE	2 MILES	5 MILES
2024 Population	9,226	38,332	291,284
2029 Population Projection	9,412	39,088	295,617
Annual Growth 2020-2024	-0.2%	-0.2%	-1.1%
Annual Growth 2024-2029	0.4%	0.4%	0.3%
Median Age	36.6	37	37

HOUSEHOLDS

2024 Households	4,048	15,732	106,387
2029 Households Projection	4,023	15,493	101,604
Annual Growth 2020-2024	0%	0.4%	0.3%
Annual Growth 2024-2029	0.4%	0.4%	0.3%

HOUSEHOLDS INCOME

Median Household Income	\$59,879	\$59,798	\$70,556
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THANK YOU



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**HEAD OF LEASING AND
ACQUISITIONS**

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