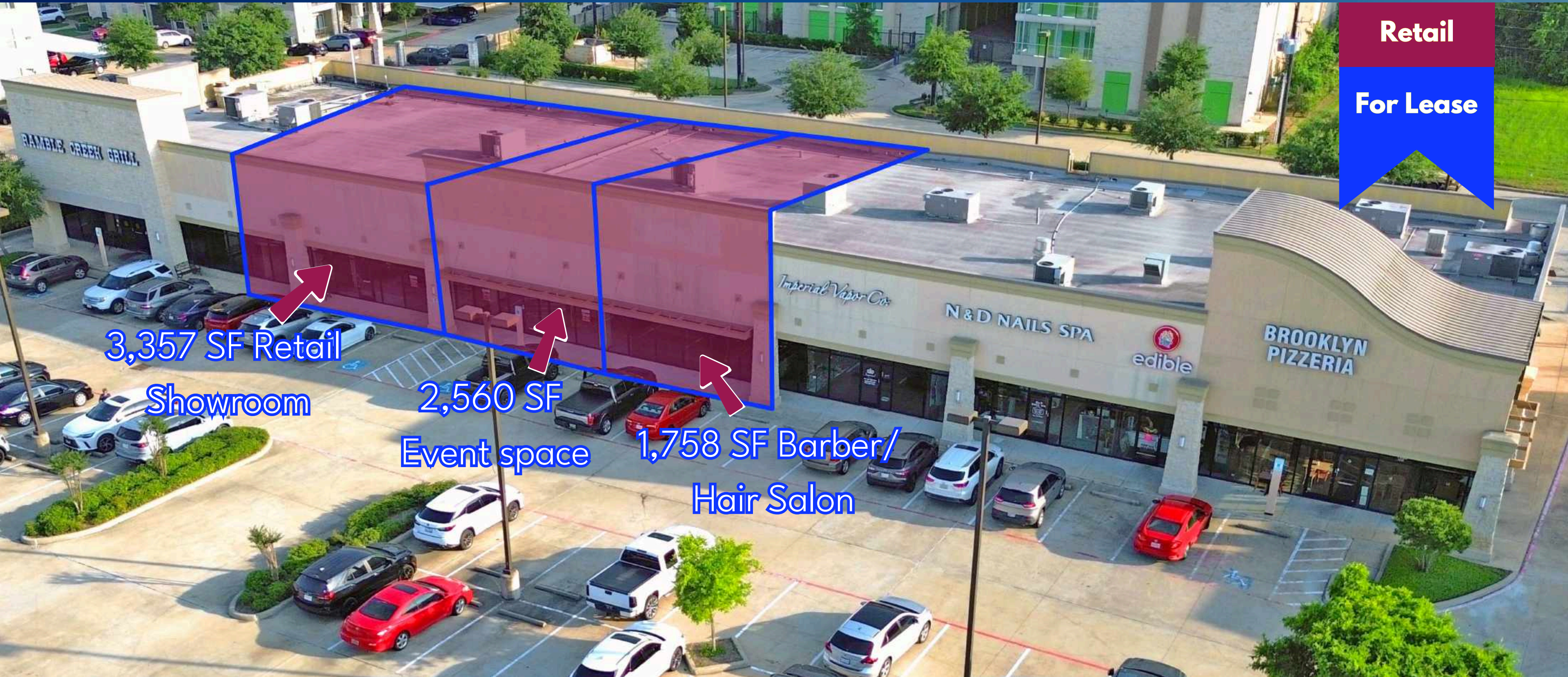


Retail

For Lease



3,357 SF Retail
Showroom

2,560 SF
Event space

1,758 SF Barber/
Hair Salon

SIZE

3,357 SF retail showroom.
2,560 SF event space.
1,758 SF barber/ hair salon.
Maybe combined into one space 4,318 - 7,675 SF.

HIGHLIGHTS

- Prime location with high traffic & visibility.
- Located in the heart of new growth.
- Significant number of new homes planned or under construction nearby.
- Highly visible monument signage available.
- Cross access at the rear of property.
- Abundant parking

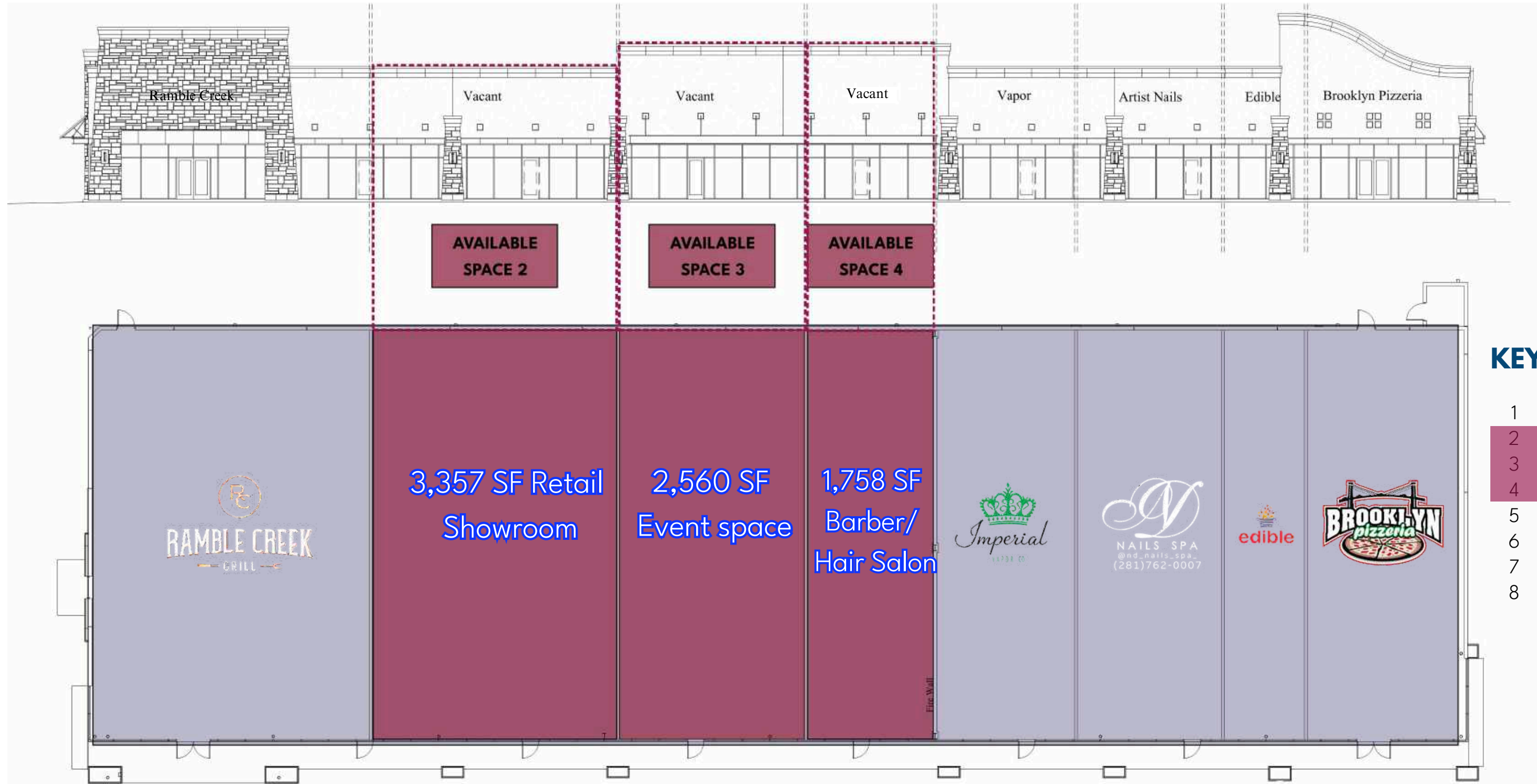


TRAFFIC COUNTS

Grand Parkway 48,420 VPD

DEMOGRAPHICS

	1 mile	3 miles	10 Min. Drive
Population	14,451	70,230	131,554
Households	4,798	23,299	42,640
Median HH Income	\$119,122	\$114,424	\$107,713
Population Growth '23 - '28	10.71%	9.89%	11.46%



KEY BUSINESS LEASE AREAS

KEY	BUSINESS	LEASE AREAS
1	Ramble Creek Grill	3,836 SF
2	Available For Lease	3,357 SF
3	Available For Lease	2,560 SF
4	Available For Lease	1,758 SF
5	Imperial Vapor Co.	1,758 SF
6	N&D Nails Spa	2,000 SF
7	Edible Arrangements	1,125 SF
8	Brooklyn Pizzeria	2200 SF

3,357 SF Retail
Showroom

2,560 SF
Event space

1,758 SF
Barber/
Hair Salon



Grand Pkwy (Toll Road)

Adolphus Elementary



Grand Pkwy (Toll Road)



**APEX
REALTORS**

Meadow III Retail 7930 West Grand Pkwy.
Richmond, Texas 77406

