

FOR SUBLEASE FULL STORE RETAIL  
**18018 FM 529 ROAD**  
CYPRESS, TX 77433



**BUILDING RSF: 4,053 SF**



## PROPERTY HIGHLIGHTS

- Premise RSF: 49,188 SF
- Drive Thru
- High Visibility
- Gross Rate: Negotiable
- Term Lease Expiration: 12/31/2027
- Parking Ratio: 8.63/1,000 SF
- Vehicles Per Day:
  - Barker Cypress - 29,205
  - FM 529 Rd - 32,042

FOR SUBLEASE FULL STORE RETAIL  
**18018 FM 529 ROAD**  
CYPRESS, TX 77433

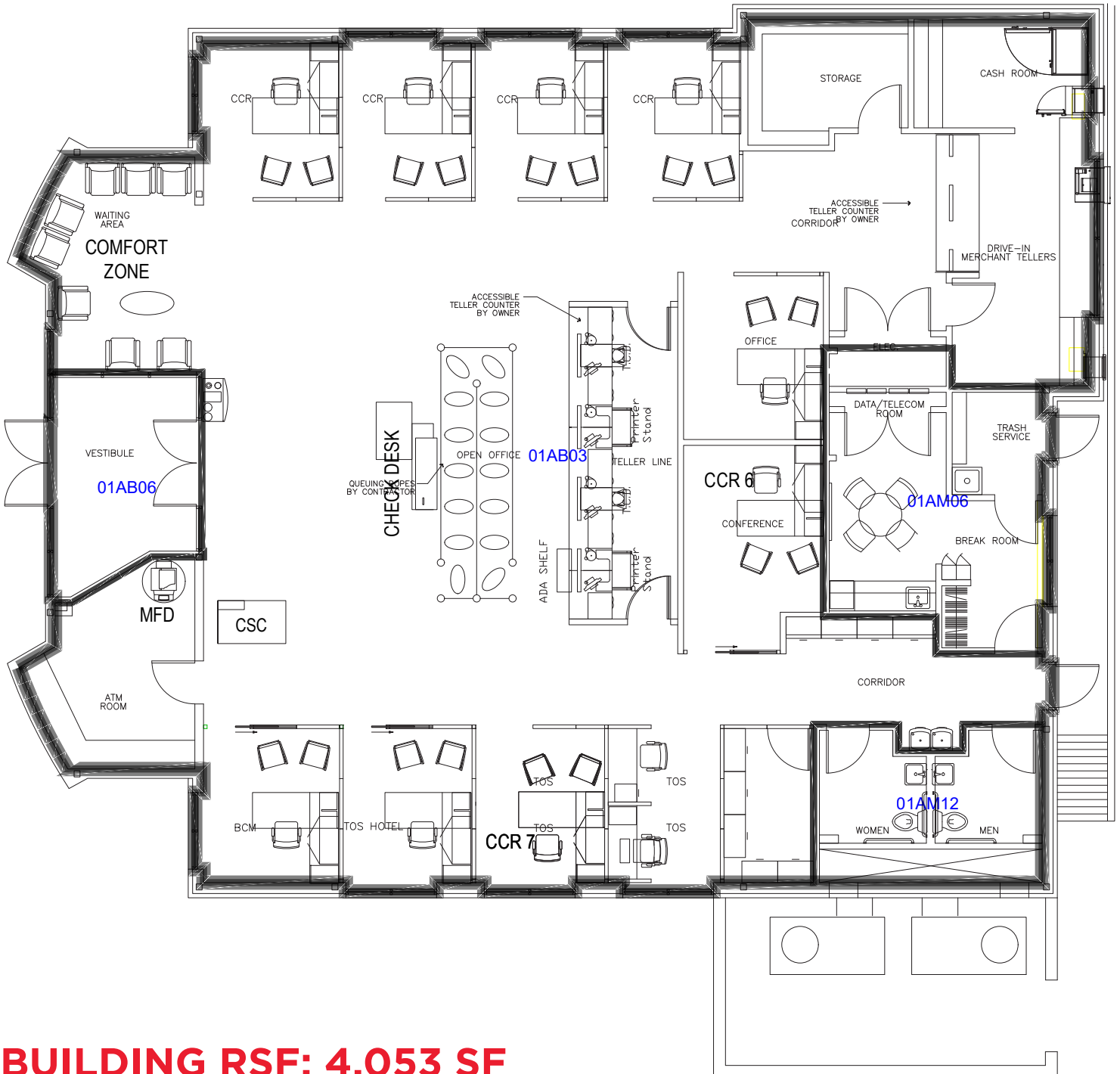


	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	21,452	172,440	330,386
<b>AVERAGE HH INCOME</b>	\$90,220	\$99,904	\$103,550
<b>MEDIAN HOME VALUE</b>	\$174,881	\$185,520	\$195,893

FOR SUBLEASE FULL STORE RETAIL  
**18018 FM 529 ROAD**  
CYPRESS, TX 77433



# FLOOR PLAN



**BUILDING RSF: 4,053 SF**

FOR SUBLEASE FULL STORE RETAIL  
**18018 FM 529 ROAD**  
CYPRESS, TX 77433



**AERIAL MAP**

1-Mile Radius

18018 FM 529,  
Cypress, TX 77433

**ACE Hardware**  
**Kroger**  
Marble SLAB CREAMERY  
**BURGER KING**  
**PET SUPPLIES PLUS**  
**DUNKIN' SUBWAY**  
**T Mobile**  
Little Caesars

FM-529

33,644 vpd

30,062 vpd

31,595 vpd

**ExxonMobil**  
**PALACE INN**

John Redgrave Park

**MEAT MARKET**  
**Jack in the box**

W Little York Rd

Public Storage

Copeland Elementary School

LifeStorage

Holmsley Elementary School

**KOHL'S**  
**LA|FITNESS**  
**McDonald's**  
**SPEC'S**  
**PNC**

Langham Creek High School



Walgreens

FM-529

Queenston Blvd - 17,979 vpd

Once upon a child

SUNOCO

planet fitness  
**CVS pharmacy**

**TACO BELL**

**Waffle House**  
**AutoZone**

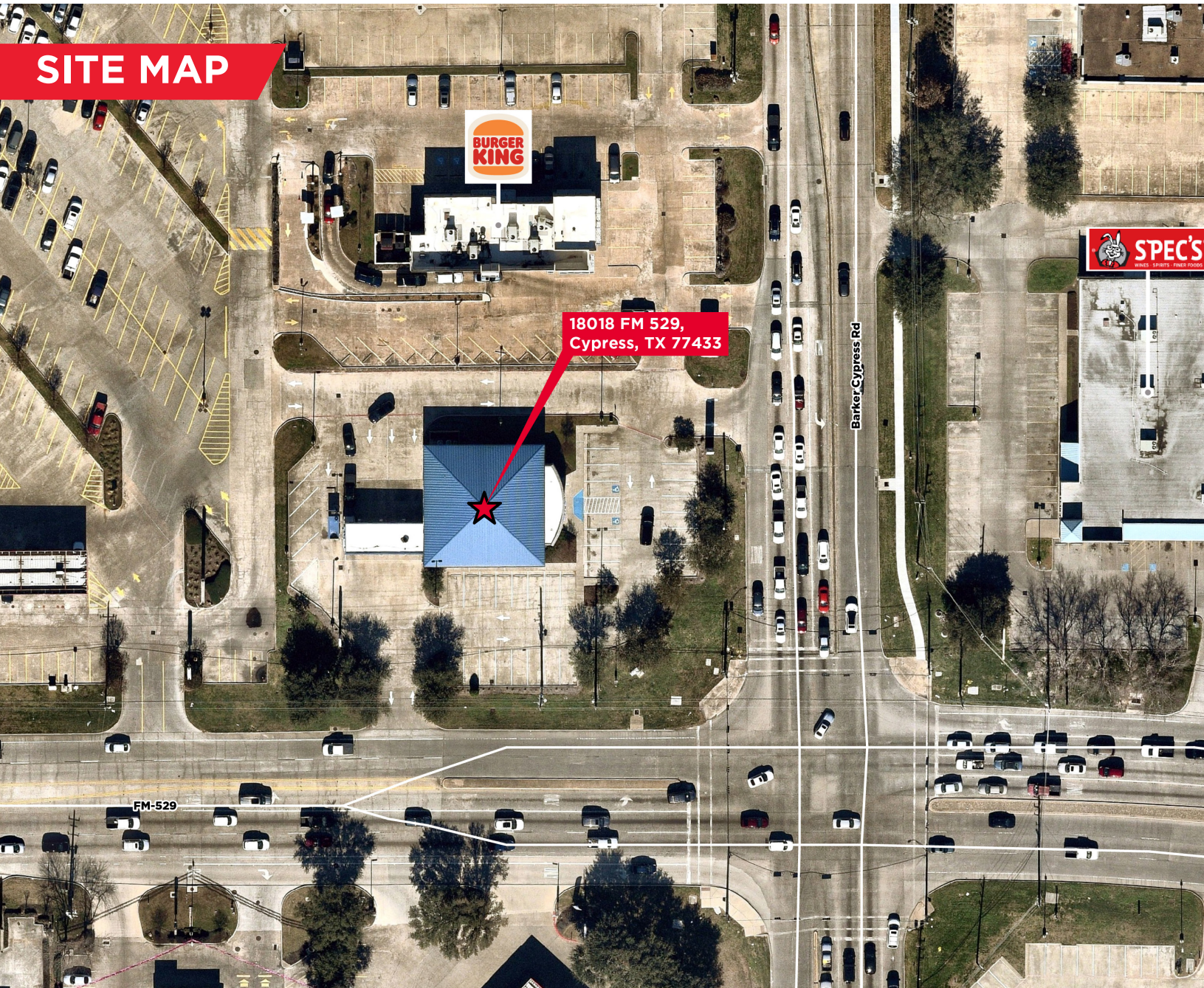
**ARMSTRONG McCALL**  
PROFESSIONAL BEAUTY SUPPLY

**goodwill**

FOR SUBLEASE FULL STORE RETAIL  
**18018 FM 529 ROAD**  
CYPRESS, TX 77433



**SITE MAP**



For more information, please contact:

**MICHAEL "MIKE" PITTMAN II, CCIM**  
Director  
+1 346 396 4006  
mike.pittman@cushwake.com

**RACHEL HALE GRANSTROM**  
Associate  
+1 713 824 5695  
rachel.hale@cushwake.com

1330 Post Oak Blvd., Suite 2700  
Houston, TX 77056  
Direct +1 713 877 1700  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.