



LAKEWOOD TOWNE CENTER | 12700 GRANT ROAD, CYPRESS, TX 77429

Features

- Move-in Ready: 2,110-SF former Jax Burgers available now - fully equipped, move-in ready and a 1,800-SF former boutique
- 2,589-SF restaurant space available March 30th
- Off 249 on Grant & Kluge in the heart of Cypress' affluent Lakewood communities
- Center services retail needs of more than 30,000 homes in the immediate trade area with Hamilton Middle School and Hamilton Elementary School, directly across the street.
- Great opportunity to capture the diverse, underserved retail demands of an intensely expanding trade area with strong disposable incomes

FOR LEASE

TOTAL SF: 32,000
AVAILABLE SF: 7,791
MIN CONTIGUOUS SF: 979
MAX CONTIGUOUS SF: 4,400
CONTACT FOR MORE INFORMATION
NNN: \$8.50 PER SF/YR EST.

Traffic Counts

Grant Road	15,453 VPD
Malcomson Rd	18,593 VPD

Demographics

	YEAR: 2019	1-MILE	3-MILE	5-MILE
Population		10,104	84,872	248,206
Daytime Population		7,454	69,466	218,183
Households		3,475	30,049	87,204
Average Household Income		\$147,007	\$127,776	\$114,229

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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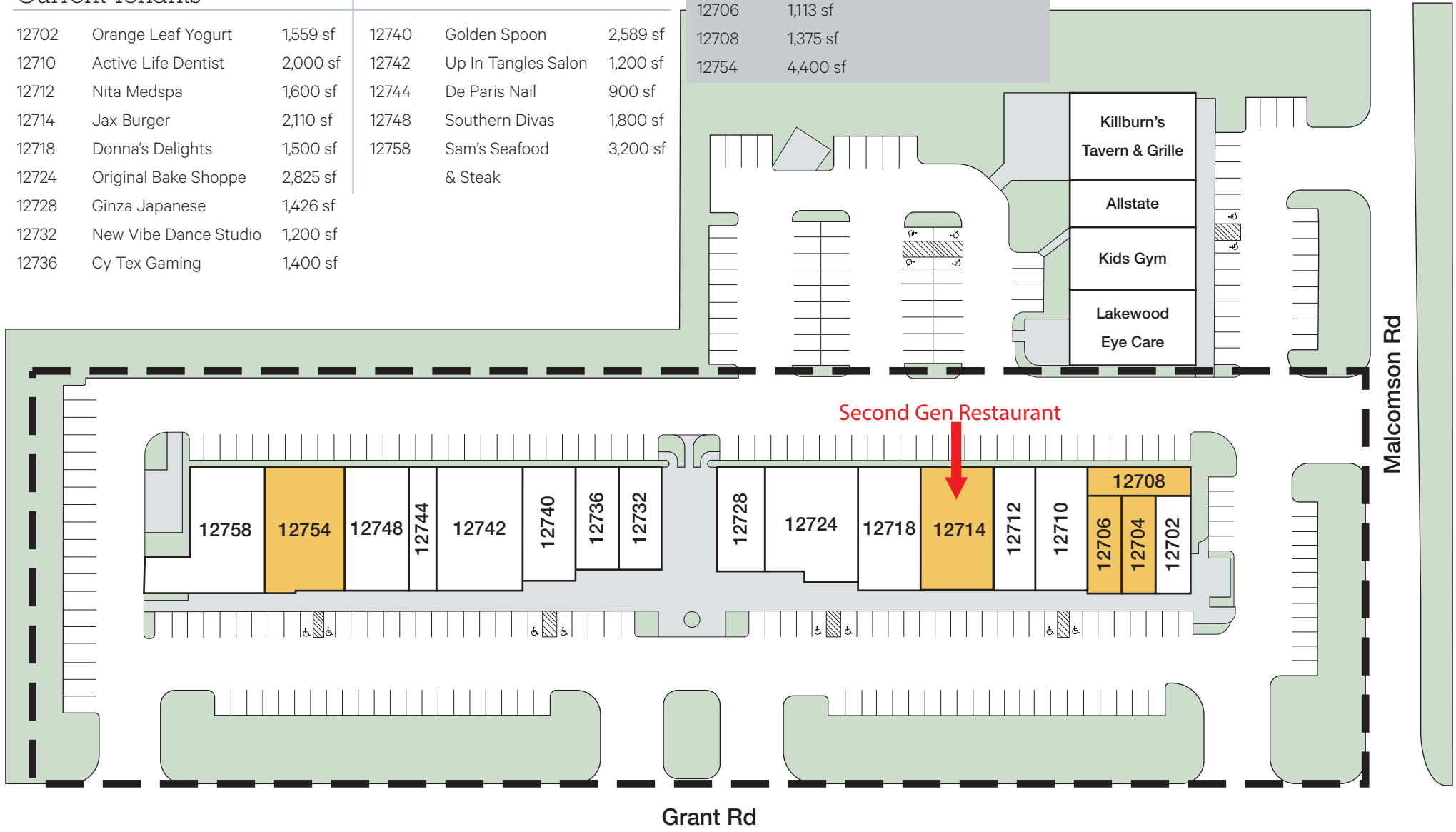
LAKWOOD TOWNE SQUARE | 12700 GRANT RD, CYPRESS, TX 77429

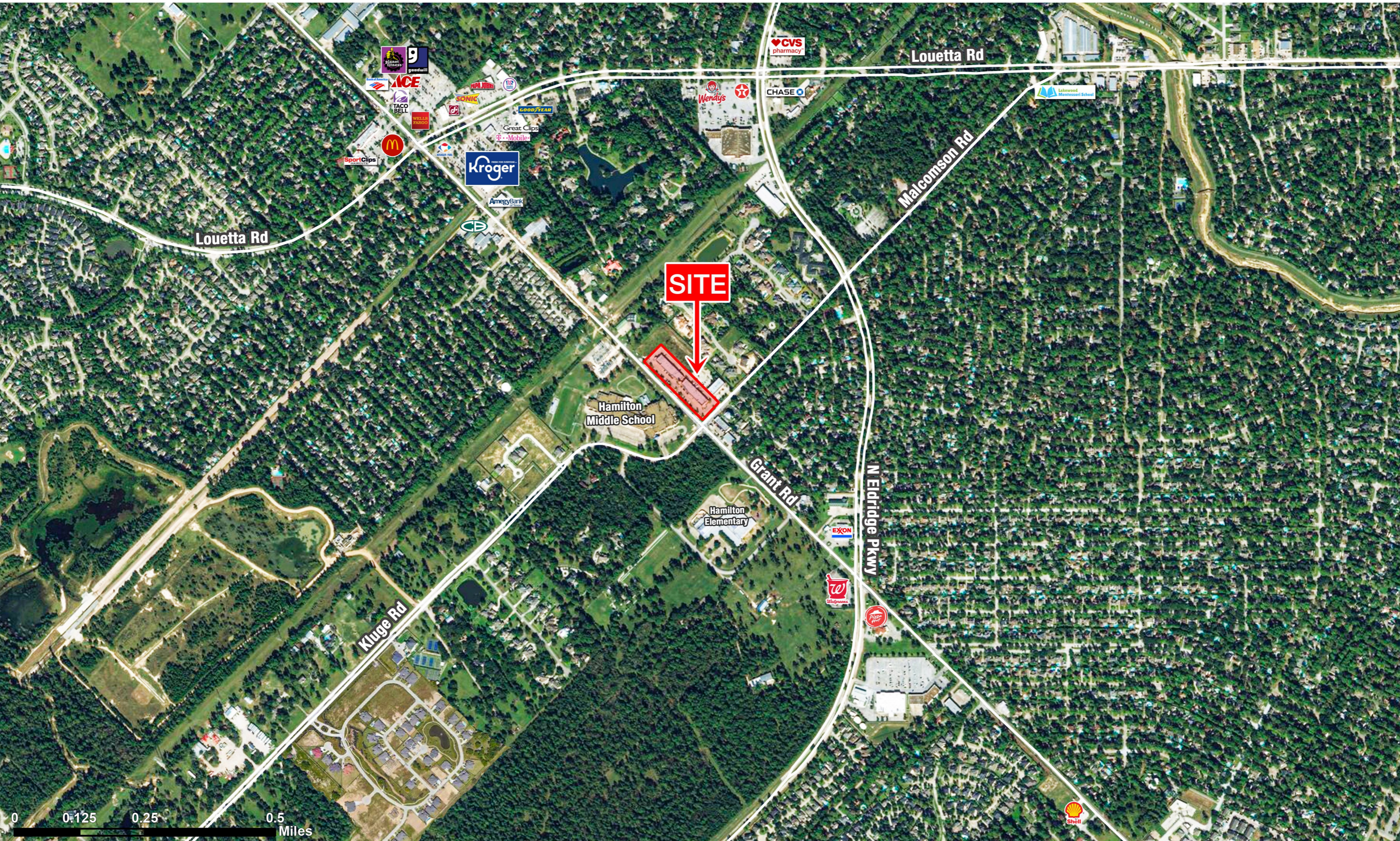
Current Tenants

12702	Orange Leaf Yogurt	1,559 sf	12740	Golden Spoon	2,589 sf
12710	Active Life Dentist	2,000 sf	12742	Up In Tangles Salon	1,200 sf
12712	Nita Medspa	1,600 sf	12744	De Paris Nail	900 sf
12714	Jax Burger	2,110 sf	12748	Southern Divas	1,800 sf
12718	Donna's Delights	1,500 sf	12758	Sam's Seafood	3,200 sf
12724	Original Bake Shoppe	2,825 sf		& Steak	
12728	Ginza Japanese	1,426 sf			
12732	New Vibe Dance Studio	1,200 sf			
12736	Cy Tex Gaming	1,400 sf			

Available Space

12704	979 sf
12706	1,113 sf
12708	1,375 sf
12754	4,400 sf





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date