



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

Features

- Fully Leased
- 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.
- Off 249 on Grant & Kluge in the heart of Cypress' affluent Lakewood communities.
- Great opportunity to capture the diverse, under-served retail demands of an intensely expanding trade area with strong disposable incomes.

FOR LEASE

TOTAL SF: 32,000

CONTACT FOR MORE INFORMATION

Traffic Counts

Grant Road N	14,277 VPD
Grant Road S	16,432 VPD
Kluge Rd	13,628 VPD
Malcomson Rd	7,187 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILES	5 MILES
Population		9,511	89,461	253,562
Daytime Population		8,221	78,646	231,866
Households		3,332	32,062	89,929
Average Household Income		\$175,321	\$146,973	\$130,341

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Area Retailers & Businesses



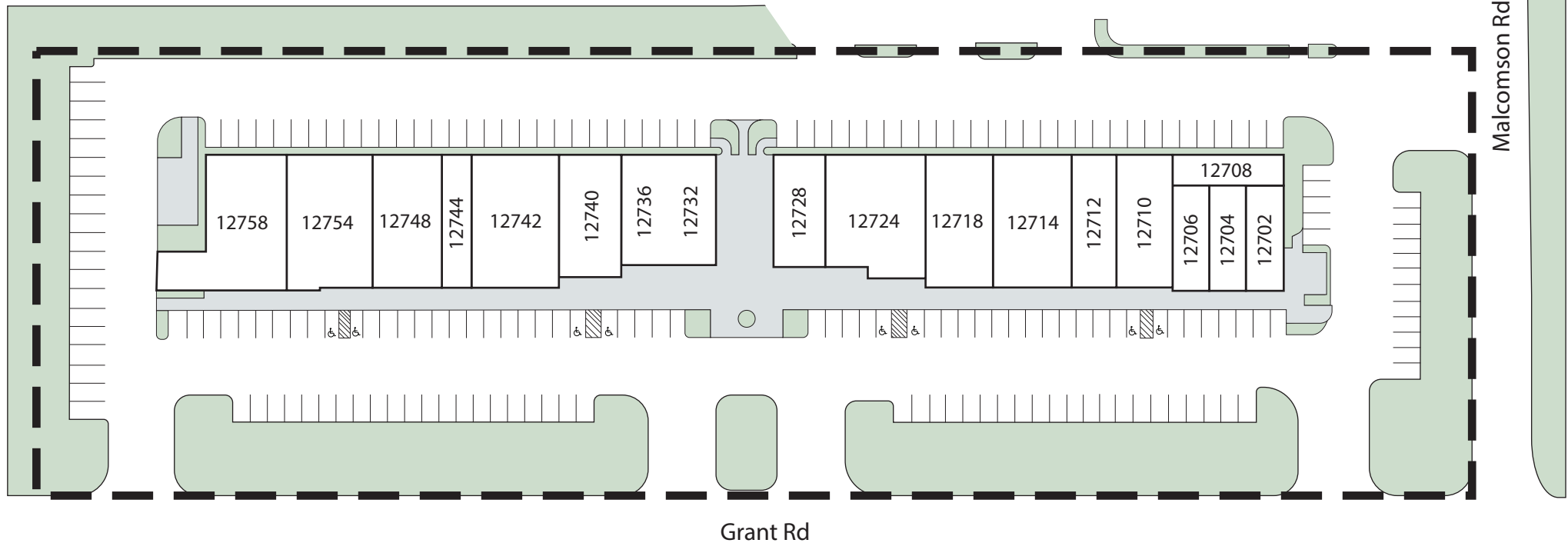
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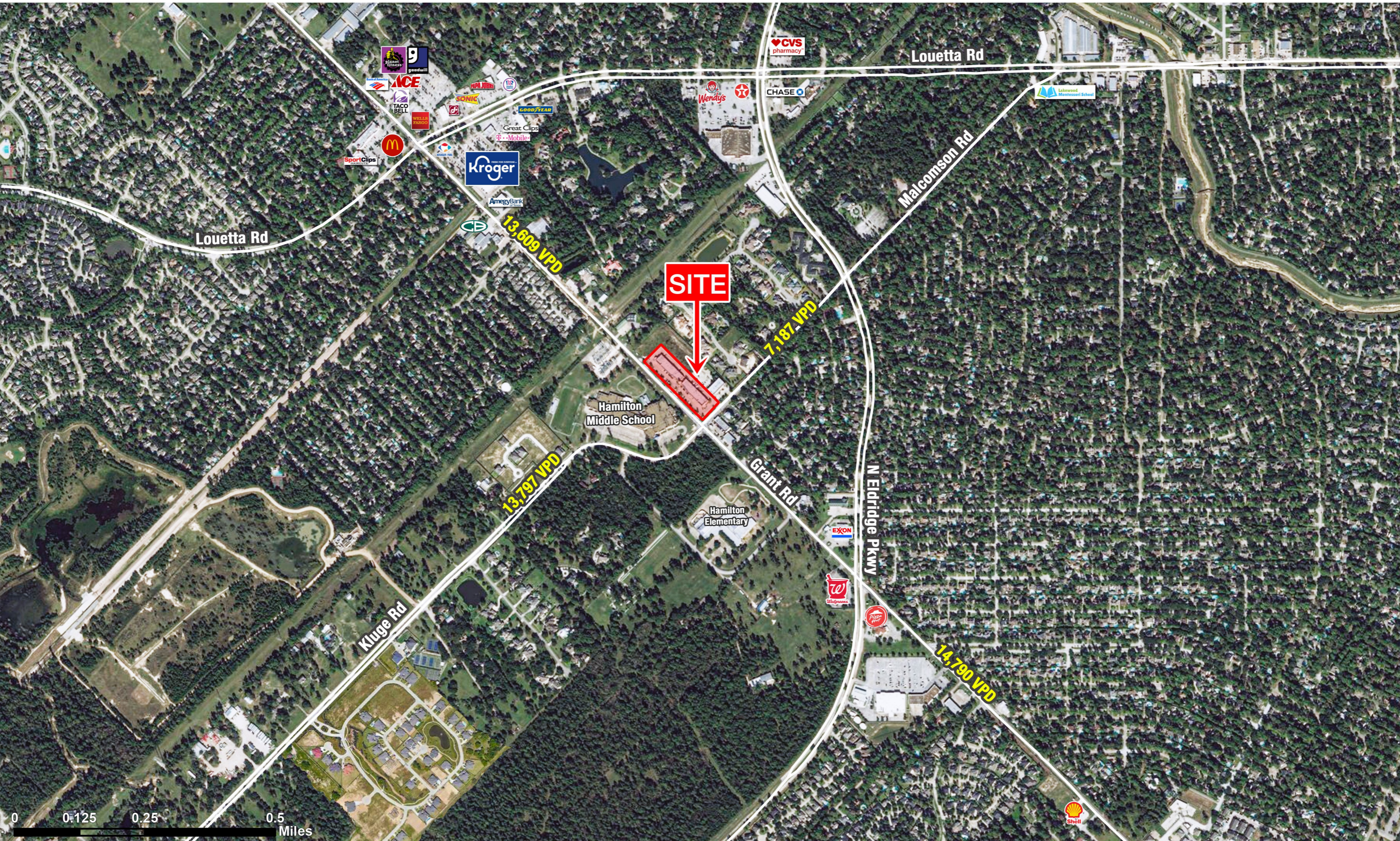
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Current Tenants

12702	Orange Leaf Yogurt	1,559 sf	12732, 12736	Cy Tex Gaming	2,600 sf
12704	Foot Massage	979 sf	12740	Deen's Cheesesteaks	2,589 sf
12706	Best in Class Tutoring	1,113 sf	12742	Up In Tangles Salon	1,200 sf
12708	Trinity Pilates	1,375 sf	12744	De Paris Nail	900 sf
12710	Active Life Dentist	2,000 sf	12748	Cypress Health & Nutrition	1,800 sf
12712	Nita Medspa	1,600 sf	12754	F45	4,400 sf
12714	Kurry Walah	2,110 sf	12758	Sam's Seafood & Steak	3,200 sf
12718	Donna's Delights	1,500 sf			
12724	The Bake Shoppe & Cafe	2,825 sf			
12728	Ginza Japanese	1,426 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 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 listing 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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