

MOMENTUM AT MALCOMSON & GRANT ROAD



HIGH-VISIBILITY END CAP FOR LEASE

DUAL CORNER EXPOSURE AT A BUSY LIGHTED INTERSECTION

 **12918 MALCOMSON ROAD**
CYPRESS, TX 77429

2,130 SF END CAP FOR LEASE
READY BY FEBRUARY 1, 2026

- PRIME LOCATION** with coveted dual-corner exposure at the lighted intersection of Grant Rd & Malcomson Rd
- TURNKEY OPPORTUNITY** - 2,130 SF available end cap space that ready for build-out by February 2026
- UPWARD RETAIL TREND** - Nearby lease comps command \$32 to \$39/SF + NNN



 **OVER 113,000 VEHICLES**
PER DAY

 **\$135,000 AVG.**
HOUSEHOLD INCOME

 **RETAIL VACANCY**
BELOW 6%.

 **PROJECTED 8.8%**
POPULATION GROWTH
IN CYPRESS 2024-2029

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