Gladebrook Center (PRICE REDUCED!)

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P R Associates Commercial



14641 Gladebrook Houston, TX 77068

County: Harris

Property Type: Shopping Center Neighborhood Center

 GLA:
 12,600 SF

 Occupancy:
 60%

 Price:
 \$1,880,000

 Price/SF
 \$149.21

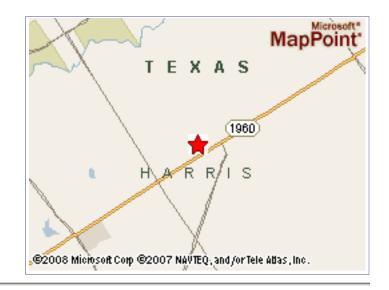
 Cap Rate:
 9.70%

 Net Lease Investment:
 Yes

Property Description

Gladebrook Center in conveniently located at the entrance of a subdivision off busy intersection of Gladebrook Dr. & FM 1960. This center was renovated in 2006. New Pylon Sign 4/08, Anchor Tenant include J. Durham Steak House & Jazz Bar (7,000 SF) ***5.6% ACTUAL CAP / 9.7% PRO-FORMA CAP....REMAINING VACANCY OF 5,600 SF WILL FETCH A LEASING RATE OF \$1.10 - \$1.20 PSF PLUS (NNN)***

Location Description FM 1960/GLADEBROOK



- LOW MAINTENANCE
- HIGH TRAFFIC COUNT
- RETAIL FRONTAGE OFF FM 1960

- GREAT LOCATION
- STRONG DEMOGRAPHICS
- LONG TERM LEASES

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