

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 is 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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