

## The Colonade - Direct Lease

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P R Associates Commercial



**19786 Highway 105**  
Montgomery, TX 77356

<b>County:</b>	Montgomery
<b>Suite/Floor:</b>	Space 1
<b>Space Type:</b>	Shopping Center Strip Center
<b>Lease Type:</b>	NNN
<b>Date Available:</b>	Immediate
<b>Space Available:</b>	3,600 SF
<b>Rental Rate:</b>	\$1.50/SF/Month
<b>Divisible To:</b>	1,800 SF
<b>Maximum Contiguous:</b>	1,800 SF
<b>GLA:</b>	3,600 SF
<b>Year Built:</b>	2006

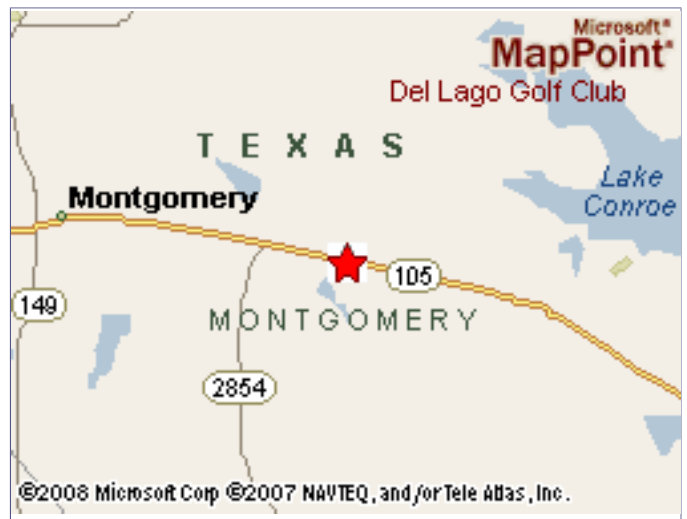
### Space Description

#### Property Description

3,600 +/- SF available at The Colonades on Lake Conroe. Located at entrance of new apartment complex. Neighboring Tenants include Walmart. Explosive growth with many new residential subdivision comming up nearby. All spaces are completely buit out. Ideal for Tanning Salon, Smoothie, Pizza Delivery, Professional office & retail space.

#### Location Description

19786 Highway 105



- High Traffic Count
- Strong Demographic

- Great Visibility

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