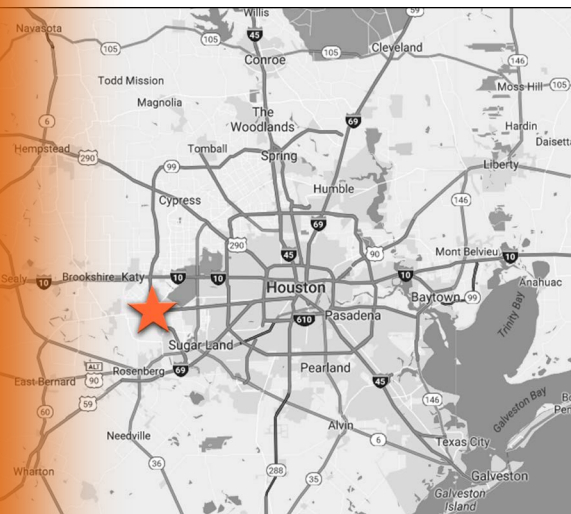


# FORMER CARL'S JR. AVAILABLE

## 5410 GRAND PARKWAY, RICHMOND, TEXAS 77406

### PROPERTY INFORMATION:

- Former Restaurant for Lease
- Freestanding Building with Drive-Thru
- ±2,996 SF Building on 43,088 SF / 0.989 AC Lot
- Located in The Shops at Bella Terra at the southwest quadrant of Grand Parkway & Westpark Tollway
- Cotenants include Kohl's, Walmart, Best Buy, Ross, Party City, Ulta & more
- Call Broker for Pricing



**Contact:** Campbell Anderson  
915.433.4853  
canderson@orrinc.com

Greg Lee  
281.299.5764  
glee@orrinc.com



Tel: 713.468.2600 | Fax: 713.468.7774  
4601 Washington Ave, Suite 220  
Houston, Texas 77007

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## 5410 GRAND PARKWAY, RICHMOND, TEXAS 77406

### Demographics:

1 Mile Radius  
Population: 10,262  
Households: 3,105  
Total Daytime Pop: 9,539  
Avg HH Income: \$149,091

2 Mile Radius  
Population: 38,666  
Households: 11,881  
Total Daytime Pop: 34,777  
Avg HH Income: \$153,530

3 Mile Radius  
Population: 95,432  
Households: 30,135  
Total Daytime Pop: 85,082  
Avg HH Income: \$150,703

5 Mile Radius  
Population: 225,596  
Households: 70,873  
Total Daytime Pop: 199,020  
Avg HH Income: \$150,087

### Traffic Counts:

#### Grand Parkway:

59,992 VPD (TXDOT 2019)

#### Westpark Tollway:

44,776 VPD (TXDOT 2019)

#### Bellaire Blvd:

16,159 VPD (TXDOT 2016)



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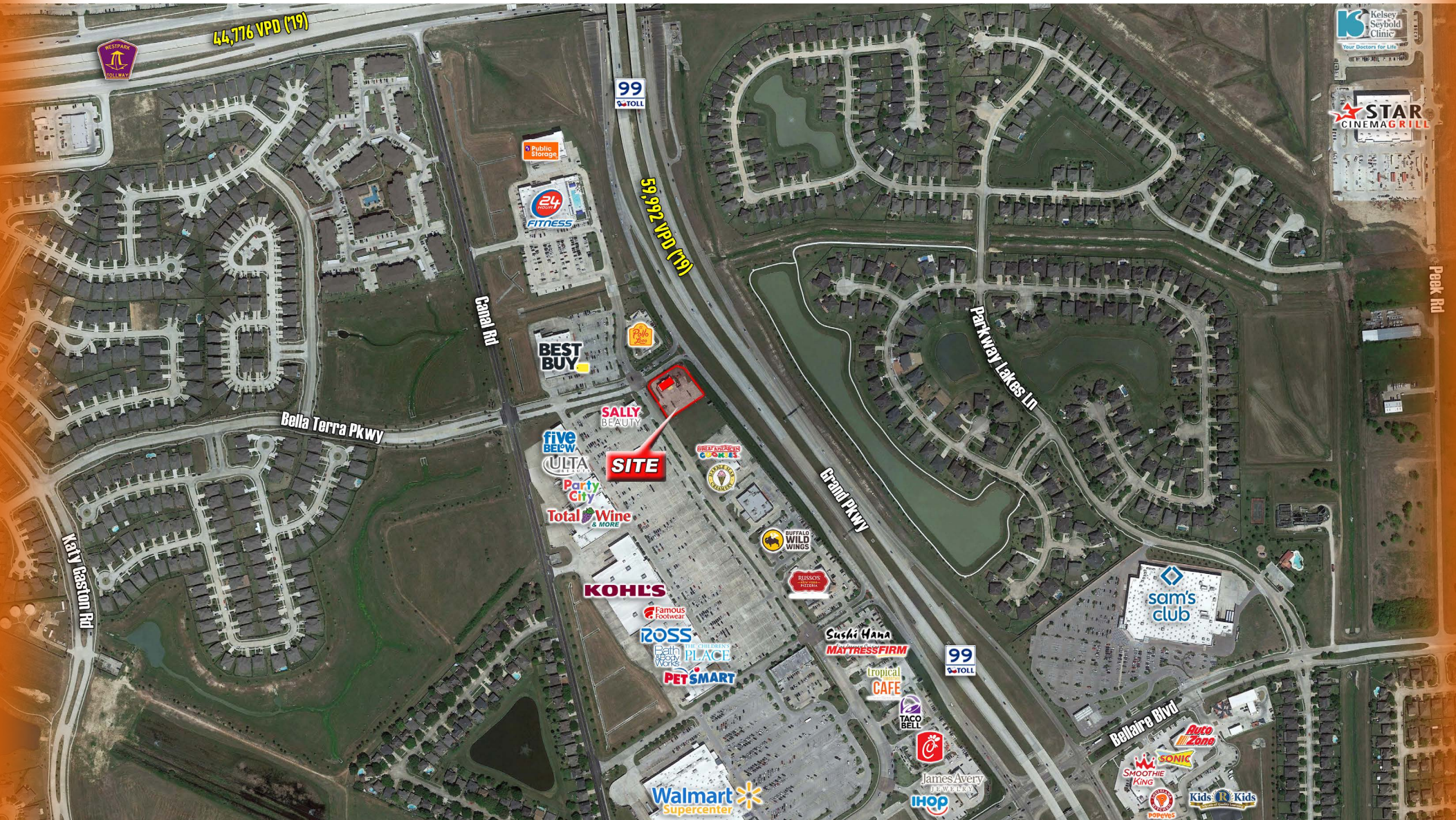
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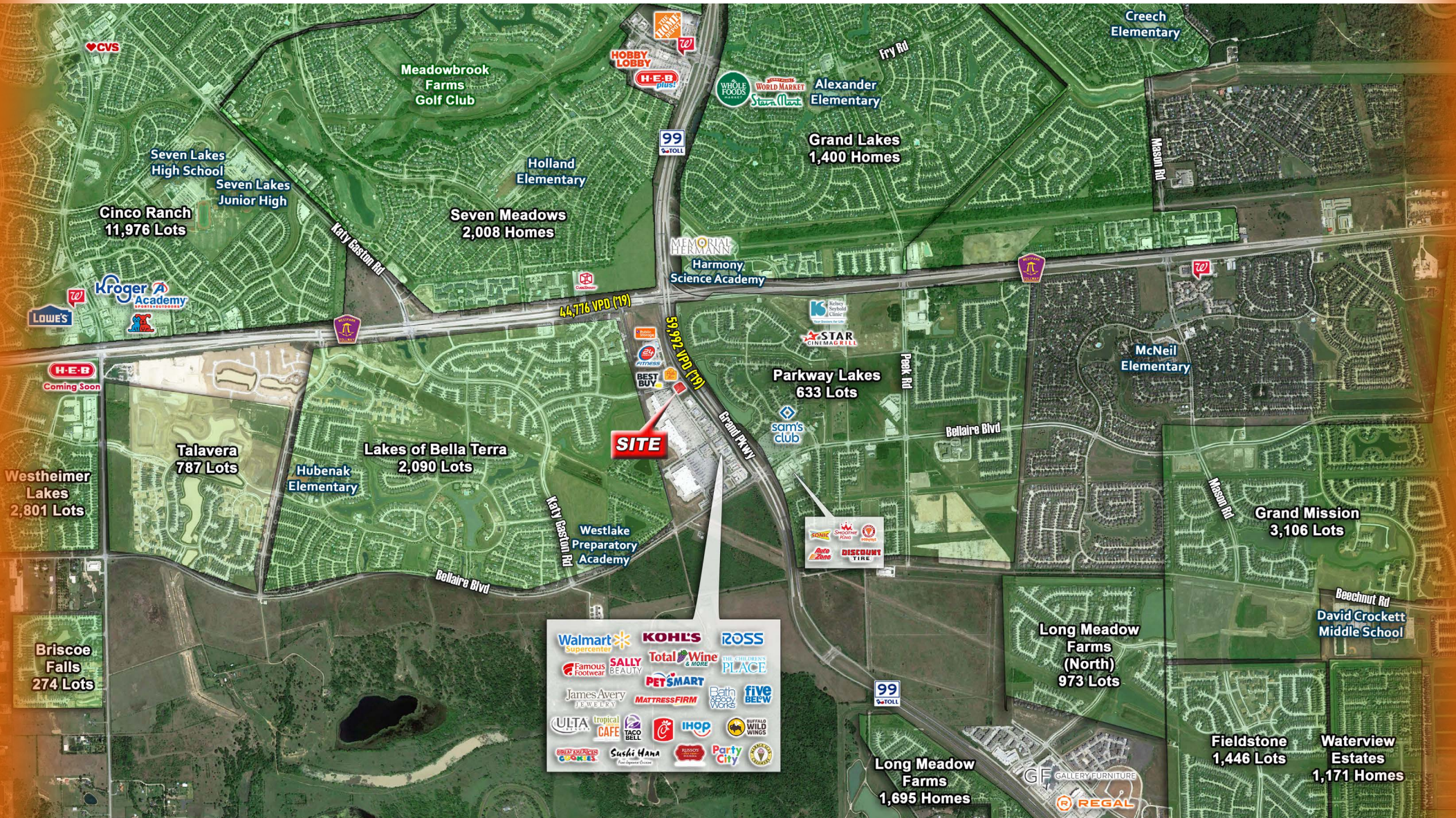


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