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GOSSLING RD AND RESEARCH FOREST DR, SPRING, TEXAS 77381



COMMERCIAL • RETAIL • FOR SALE OR LEASE



SALE PRICE **\$450,000**  
LEASE RATE **\$NEGOTIABLE**  
SALE TYPE **BUSINESS FOR SALE**  
BLDG TYPE **SINGLE TENANT**

VACANCY **100%**  
GROSS BLDG **4,000 SQFT**  
CONTIG SPACE **4,000 SQFT**  
MARKET **THE WOODLANDS**

- Over 34,500 households within 10 min.
- Median income over \$105,000
- Great disposable income profile
- 61,000+ daytime employee's to drive lunch time business
- Turn Key!! Staff, management, FFE and liquor licence included

Turnkey restaurant with operations in over a 4000 sq. ft. area to include a motorized pergola covering a spacious 1000 sf patio. In addition to a Full bar and TABC license. For additional revenue opportunities, this space can also be easily configured to provide an enclosed meeting space for up to 80 people or divided into two spaces seating 40, during off peak hours.

2nd Generation turnkey restaurant with operations in over a 4000 sq. ft. area to include a motorized pergola covering a spacious 1000 sf patio. In addition to a Full bar and TABC license,

For additional revenue opportunities, this space can also be easily configured to provide an enclosed meeting space for up to 80 people or divided into two spaces seating 40, during off peak hours.

Perfectly located in the Woodlands with easy access from all major thoroughfares!



TYPE: **STRIP CENTER**

AVAILABLE: 4,000 SqFt

DATE AVAIL: 8/1/2017

MIN DIVISIBLE: 4,000 SqFt

MAX CONTIGUOUS: 4,000 SqFt