



7334 Fry Rd

7334 Fry Rd, Cypress, TX 77433



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7334 Fry Rd

\$28.00 /SF/YR

Elevate your business in one of Cypress' most sought-after retail destinations. This exceptional 1,560-square-foot end-cap retail space at Sanderling Plaza offers premium visibility, excellent accessibility, making it an ideal location for businesses looking to maximize customer traffic and brand exposure. Designed to accelerate your opening timeline, the suite features a partially completed build-out that significantly reduces construction costs, allowing you to customize the space to fit your vision. Existing improvements include a professionally installed HVAC system, insulated walls with a 6-inch spray foam shared wall for superior energy efficiency and sound reduction, partially installed drywall, and electrical wiring for outlets and lighting already run to the breaker panel. Existing 1,250-gallon grease interceptor serving the property, which may be beneficial for restaurant, food service, cafe, bakery catering etc The versatile floor plan easily accommodates a wide range of businesses, including coffee shops, cafés, quick-service restaurants, spa and wellness practices, salons, boutique fitness studios, retail concepts, and professional offices. A rear emergency exit provides convenient access for staff and deliveries, while ample on-site parking ensures a seamless experience for customers and employees alike. Located along the highly traveled Fry Road corridor, this space benefits from outstanding exposure and is surrounded by established residential communities, thriving businesses, and a rapidly growing consumer base. Whether you're launching a new concept or expanding an established brand, this location offers the visibility, flexibility, and convenience to help your business thrive....

- Lots of natural light
- Partially completed build-out saves time and money
- Ample customer parking
- Flexible layout suitable for retail, restaurants
- High-visibility location on Fry Road



Rental Rate:	\$28.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	6,000 SF
Year Built:	2021
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$2.33 /SF/MO



1st Floor Ste A

Space Available	1,560 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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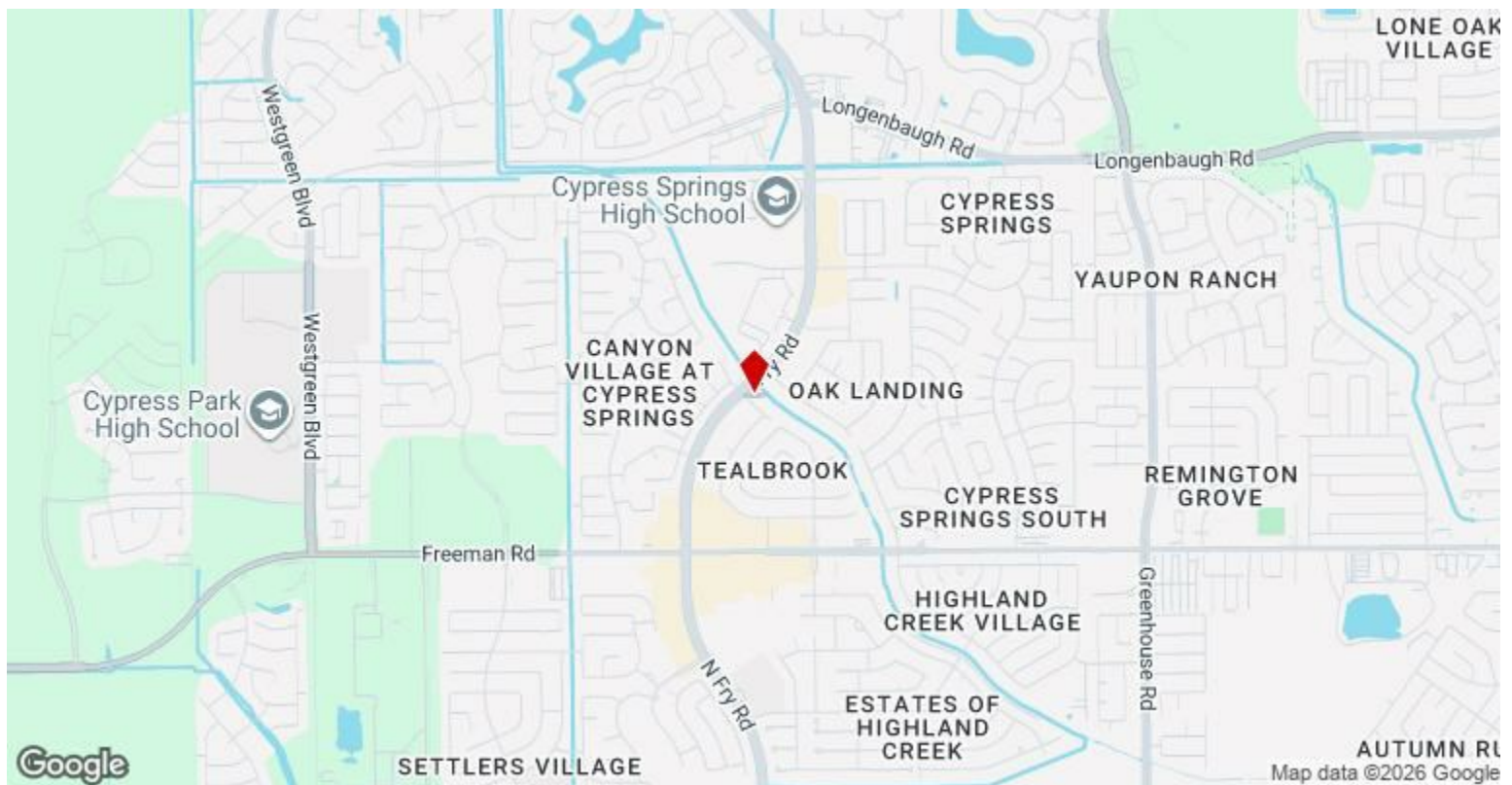
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Central African Market	-	
Cypress Event Hall	-	



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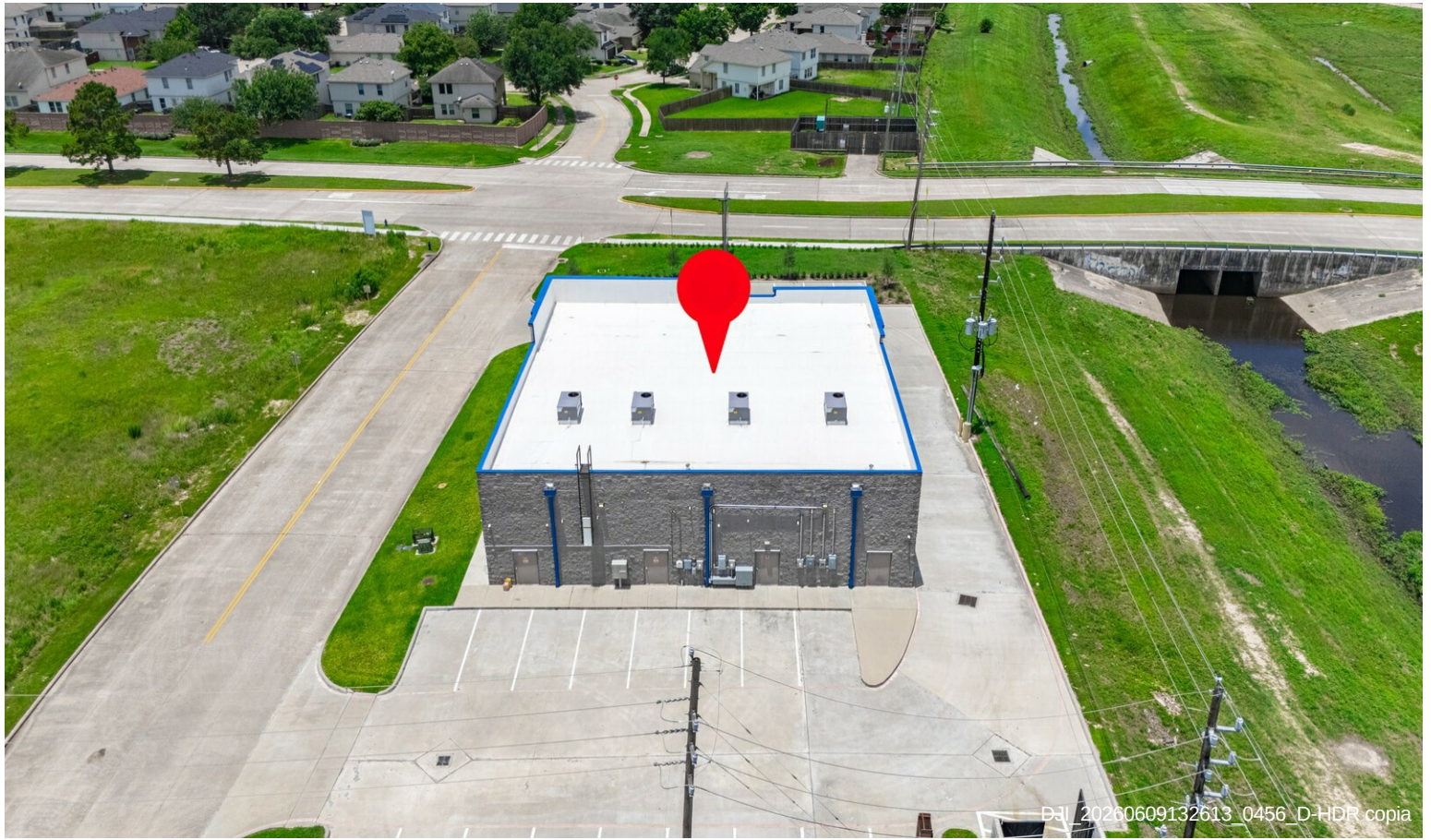
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Property Photos



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Property Photos



Interior Photo

Property Photos



Property Photos

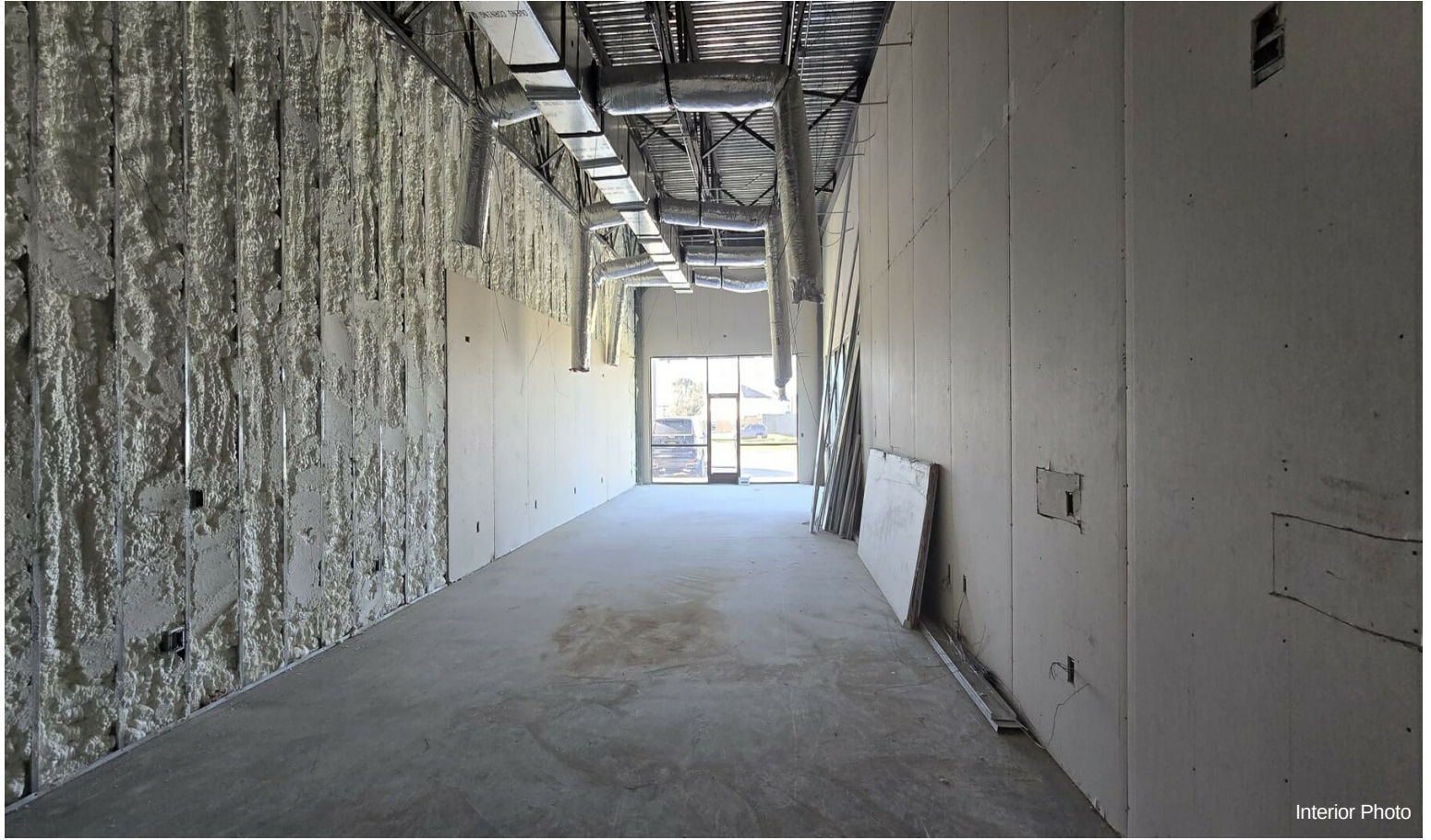


Interior Photo



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