

**±2,463 SF 2ND
GENERATION
RESTAURANT
AVAILABLE
FOR LEASE**



7714 FRY RD, SUITE 180, CYPRESS, TEXAS



PROPERTY FEATURES

- ▶ ±2,463 SF | 2nd Generation Restaurant Available
- ▶ Existing Drive-Thru Window
- ▶ Built-Out Kitchen Infrastructure (Equipment Not Included)
- ▶ Proximity to Cy Springs High School
- ▶ Located in the Bridgeland Submarket of Harris County
- ▶ High-Traffic Area with Significant New Development
- ▶ Family-Friendly Retail Center
- ▶ Built in 2023
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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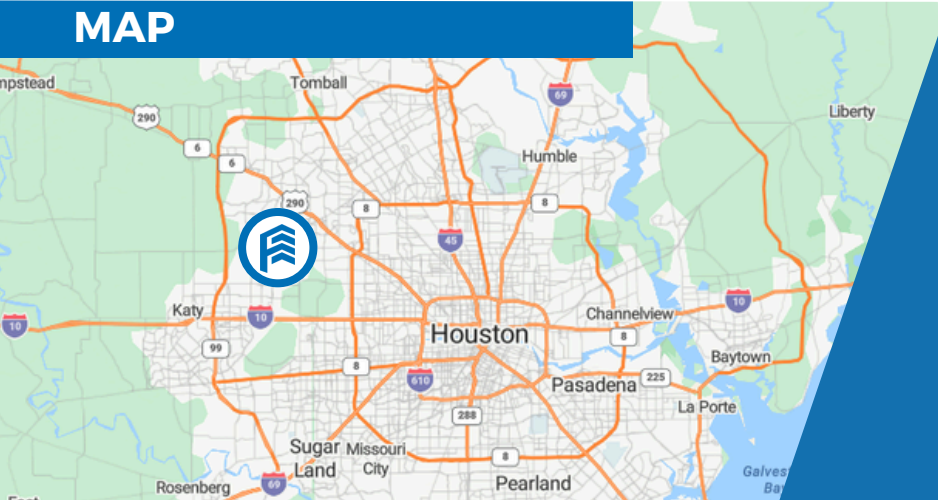
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2nd Generation Restaurant Opportunity Located at Cypress Springs Crossing, this space features an existing drive-thru and built-out kitchen infrastructure (equipment not included), ideal for fast-casual concepts. Positioned near Cypress Springs High School and surrounded by the Canyon Lakes West and Cypress Springs communities, the property sits within the highly desired Bridgeland submarket, being one of the fastest-growing master-planned areas in the nation. The family-friendly retail center offers excellent visibility along Fry Road, strong daily traffic, and convenient access to Grand Parkway (SH 99) via two nearby entry points.

MAP



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