



**THE MARCEL GROUP**

An integrated commercial real estate firm specializing in design, construction, engineering, leasing, master planning and property management.

## The Colonnade on Lake Conroe



A first class retail center located on Hwy 105 W in the prestigious Lake Walden area of Conroe, Texas.

- 2.357 acres
- 27,125 sq. ft. of retail/restaurant space
- 5.29 parking spaces per 1,000 sq. ft.
- over 200 Class “A” apartments located directly behind the retail center
- located at the entrance of Walden master-planned community

### DEMOGRAPHICS

Family Households equal 75%

Average age group: 35-44



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TheMarcelGroup.com

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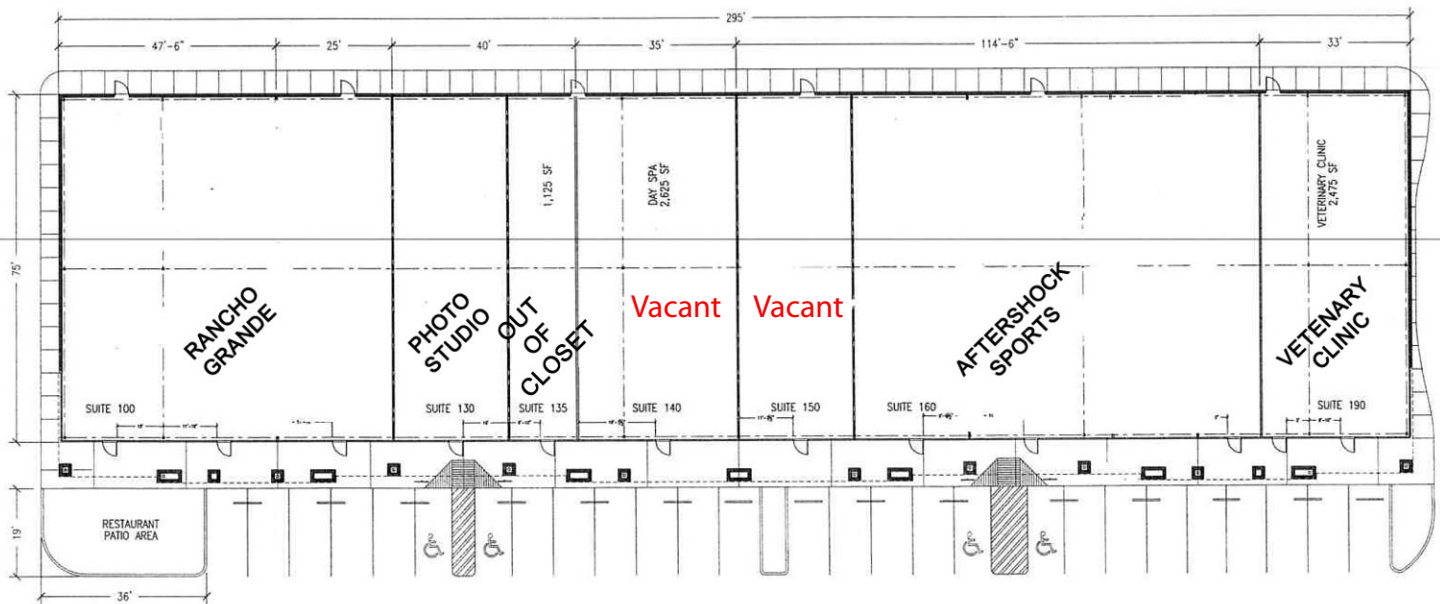
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## HIGHWAY 105



*\*Magnolia Diner is built in a free-standing adjacent building facing Hwy 105*

Call to see what is available.

### TENANT LIST

Magnolia Diner

Rancho Grande

Studio Photos

Out of Closet consignment

Space available 2625 sf

Space available 1875 sf

Aftershocks Sport Equipment

Vista Veterinarian