

HARVEST AT COMMON GREEN

11131 Harlem Road, Richmond, TX 77406

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This 17,237 SF retail center is in a prime location in Richmond, TX, right off Hwy 99 and next to Travis High School, which has more than 2,500 students. The property features a strong tenant mix including Summer Moon Coffee, Om Nom Noodles, Tiff's Treats, Soliz Tacos, and a well-established dental office. The center also offers a second-generation restaurant space that is fully plug-and-play, allowing an operator to get up and running quickly with minimal buildout costs. Within a 3-mile radius, there are over 107,000 residents with an average household income of \$130,571, and homes within 1 mile average over \$486,000. With excellent visibility, easy access, and a growing residential base, this retail center is well-positioned to serve one of Richmond's most active and rapidly expanding trade areas.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF
Building Size:	17,235 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,736	32,051	79,980
Total Population	9,296	107,795	261,034
Average HH Income	\$133,002	\$130,571	\$121,163

GARETH KOHLHAUSEN

832.723.1218

GK@z3realestate.us

3104 Edloe St, Suite 300
Houston, TX 77027
713.988.4242
z3realestate.us



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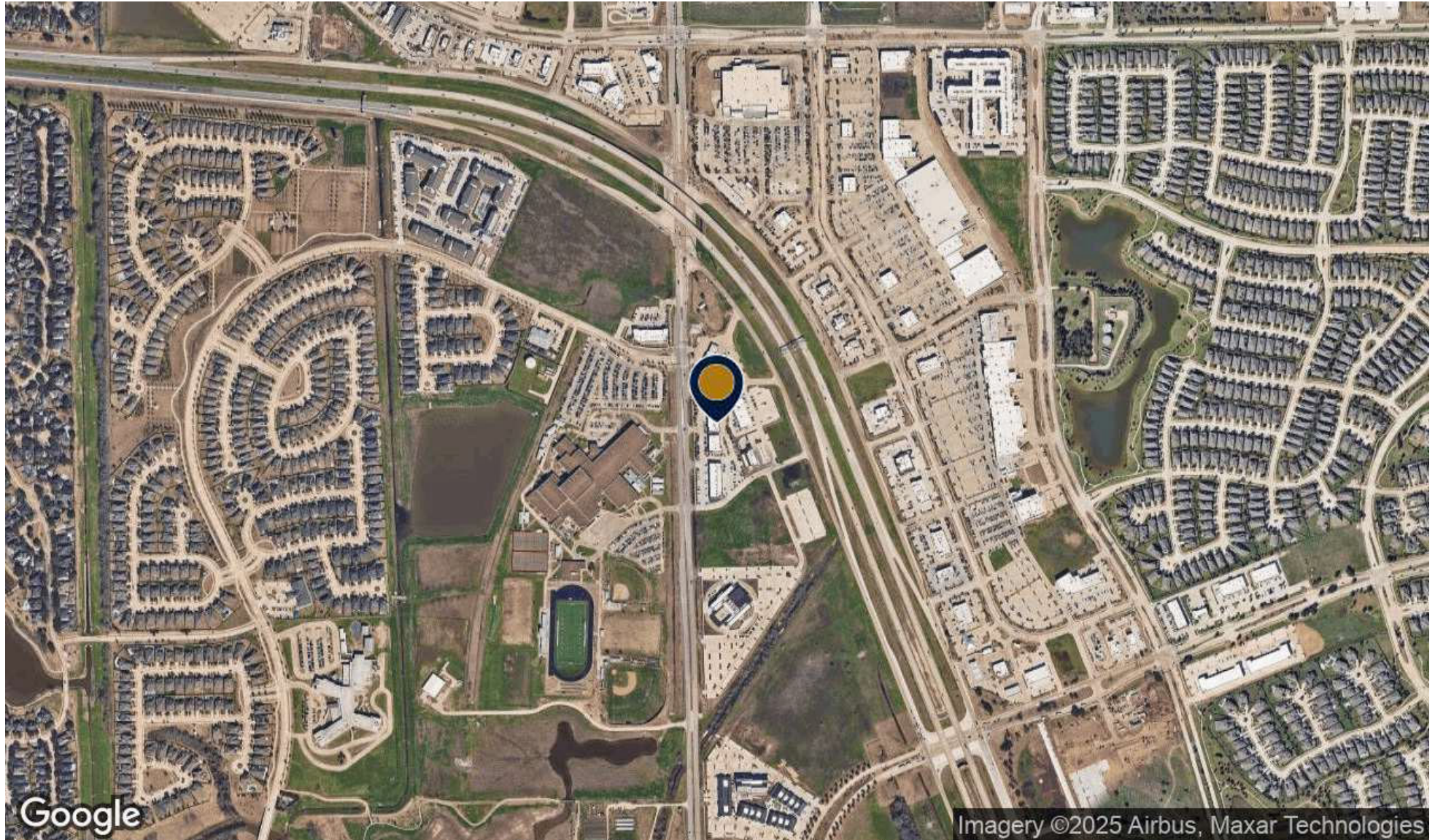
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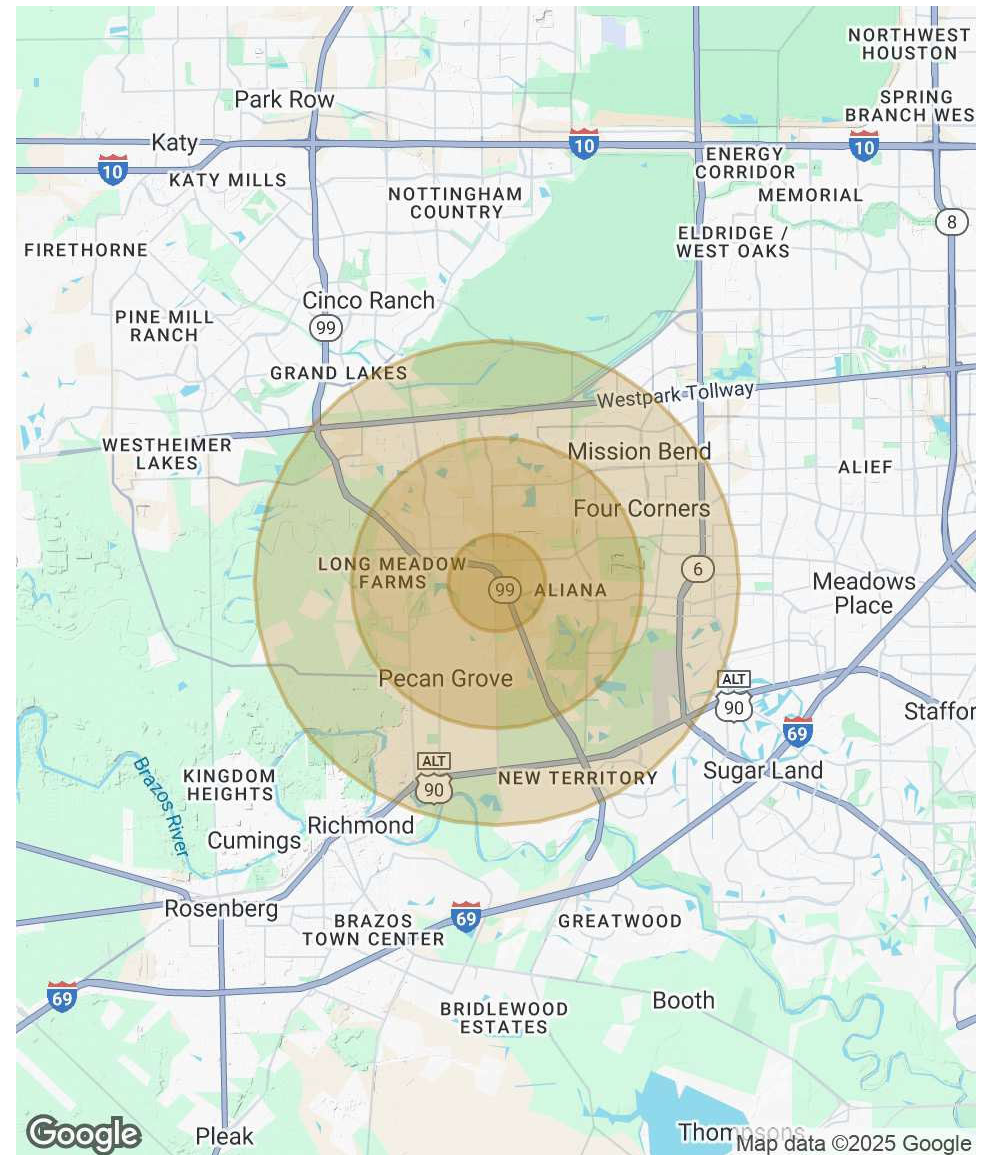
POPULATION

	1MILE	3 MILES	5 MILES
Total Population	9,296	107,795	261,034
Average Age	35	36	37
Average Age (Male)	35	35	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	1MILE	3 MILES	5 MILES
Total Households	2,736	32,051	79,980
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$133,002	\$130,571	\$121,163
Average House Value	\$486,260	\$425,378	\$383,257

Demographics data derived from [AlphaMap](#)



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