

FOR LEASE



SHOPS AT HARLEM II

8823 HARLEM RD RICHMOND TX 77407

DEVELOPED BY:

NASSAR GROUP
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE





PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	1000- 21,600 sqft
Rental Rate	\$36 PSF
NNN	\$9.00 PSF
Building Size	21,600 sqft



PROPERTY HIGHLIGHTS

- Located at entrance of upcoming \$60M Sports Complex (completion 2026)
- High visibility with 7 driveways from Hartem Rd/ Beechnut
- 2.5 miles from 99 Grand Parkway & Westpark Tollway
- Surrounded by large master-planned communities (Aliana, Harvest Green, Trillium, Grand Mission Estates)
- Near Amazon Fulfillment Center (3.SM sq. ft., 3 ,500+ employees)



DEMOGRAPHICS

Population (2025)	1 mi. - 13,884
	3 mi. - 123,304
	5 mi. - 248,159
Average Household Income	1 mi. - \$123,214
	3 mi. - \$118,855
	5 mi. - \$113,999

Area Retailers



CONTACT INFORMATION

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SHOPS AT HARLEM II

Shops at Hartem Rd II is situated at the frontage of the new this new compound Development featuring a high-end SPORTS COMPLEX "DEEP SOUTH ICE SKATING RINK"(\$60 million Development, Completion January 2026), Featuring 2 ice skating rinks and stadiums, 4 Volleyball courts, Restaurant & Bar, and fire department(completion Q4 2025). Retail center will sit at the entrance of this complex having consumers drive by Shops At Harlem II arriving to the complex. The site sits under 2.5 few miles away from 99 Grand parkway and Westpark Tollway. Located in the center of many master planned communities such as H ARVEST GREEN(over 2,600 homes), ALIANA(over4,300 homes), TRILUUM(over 3200 homes), and GRAND MISSION ESTATES.



BUILDING A



1,500 SQ FT (BITE ME BAGEL)



7,000 SQ FT (ZIO AL'S PIZZA & PASTA)



2,600 SQ FT (RONNY'S PATTIES)



1,400 SQ FT (WING SNOB)



1,500 SQ FT (A&S BEAUTY SALON AND SPA)

Platr 975 SQ FT (PLATR)



1,500 SQ FT (MAMA'S CREAMERY)



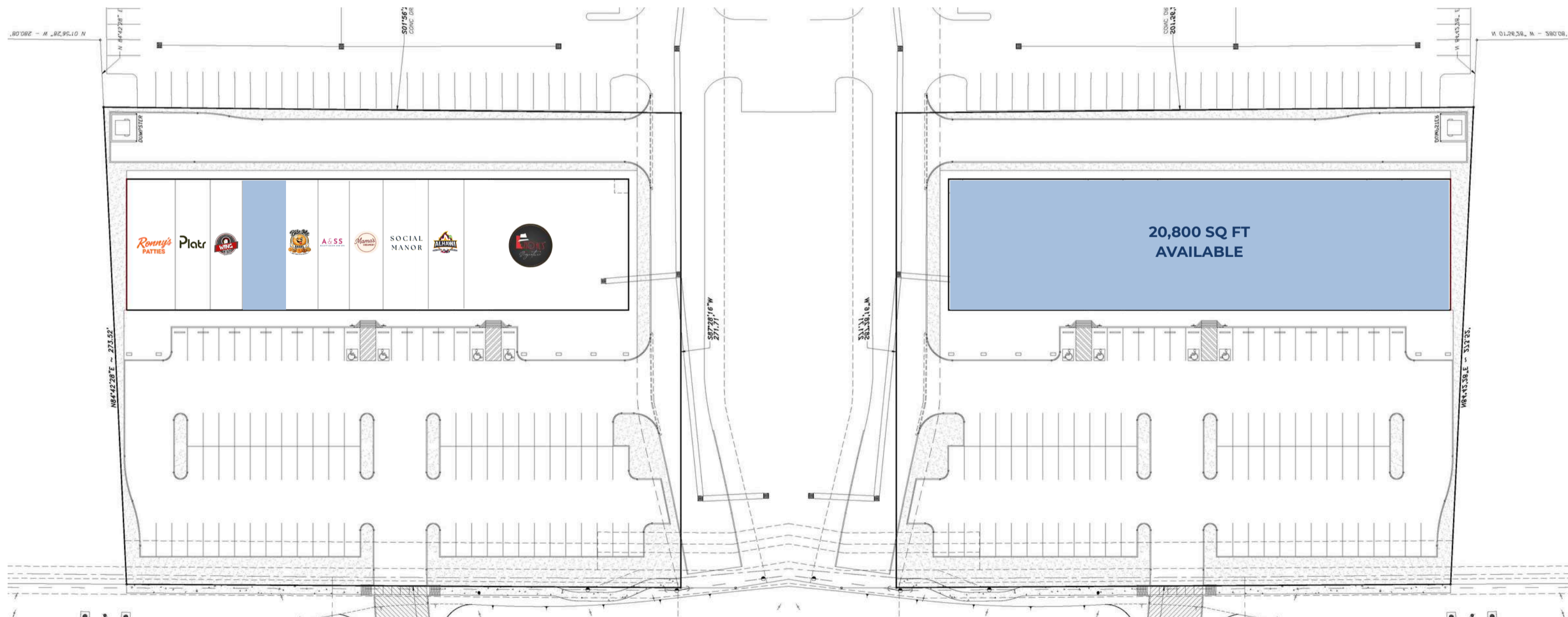
1,500 SQ FT (AL HAWI)

SOCIAL MANOR 2,000 SQ FT AVAILABLE (SOCIAL MANOR)

3,125 SQ FT AVAILABLE

BUILDING B

20,800 SQ FT AVAILABLE



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