



ZARA SPACES



THE SHOPS AT HARLEM

8927 Harlem Road, Richmond, TX 77407

PRIME RETAIL OPPORTUNITY

A Modern Neighborhood Retail Center Designed for Growth

The Shops at Harlem is a newly developed, contemporary retail and commercial project strategically located at the high-traffic intersection of Harlem Road and Beechnut Road in Richmond, Texas. This modern shopping destination offers flexible retail spaces designed to serve a growing residential population and strong surrounding commercial activity.

Anchored by nearby sports and entertainment destinations, including the Deep South Volleyball Organization and upcoming **the state of the art hockey arena**, the area is evolving into a major activity hub. This will drive consistent year-round foot traffic, benefiting retail, dining, and service businesses at The Shops at Harlem.



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PROPERTY FEATURES:

AVAILABLE SPACES:

- From 1,050 Sq. Ft. up to 20,800 Sq. Ft.
 - Units can be combined to accommodate larger users
 - Flexible layouts to suit various business types
- ✓ Located directly on **Harlem Road**
 - ✓ Minutes from **Beechnut Road, Grand Mission Blvd, and Bellaire Blvd**
 - ✓ Easy access to **Highway 99 (Grand Parkway) and major commuter routes**
 - ✓ Surrounded by established and upcoming residential communities
 - ✓ Strong daily commuter and neighborhood traffic
 - ✓ Anchored by the Deep South Ice Arena and Volleyball Complex, with the addition of a new **state-of-the-art hockey arena**, this development is positioned as a **high-traffic hub** for sports and community activity.
 - ✓ A 21 acre development with two covered ice arenas and a multi-level restaurant and retail destination.

Modern Architecture & Flexible Retail Spaces

The Shops at Harlem features contemporary architectural design with clean lines, premium storefronts, and excellent signage visibility.

Project Features:

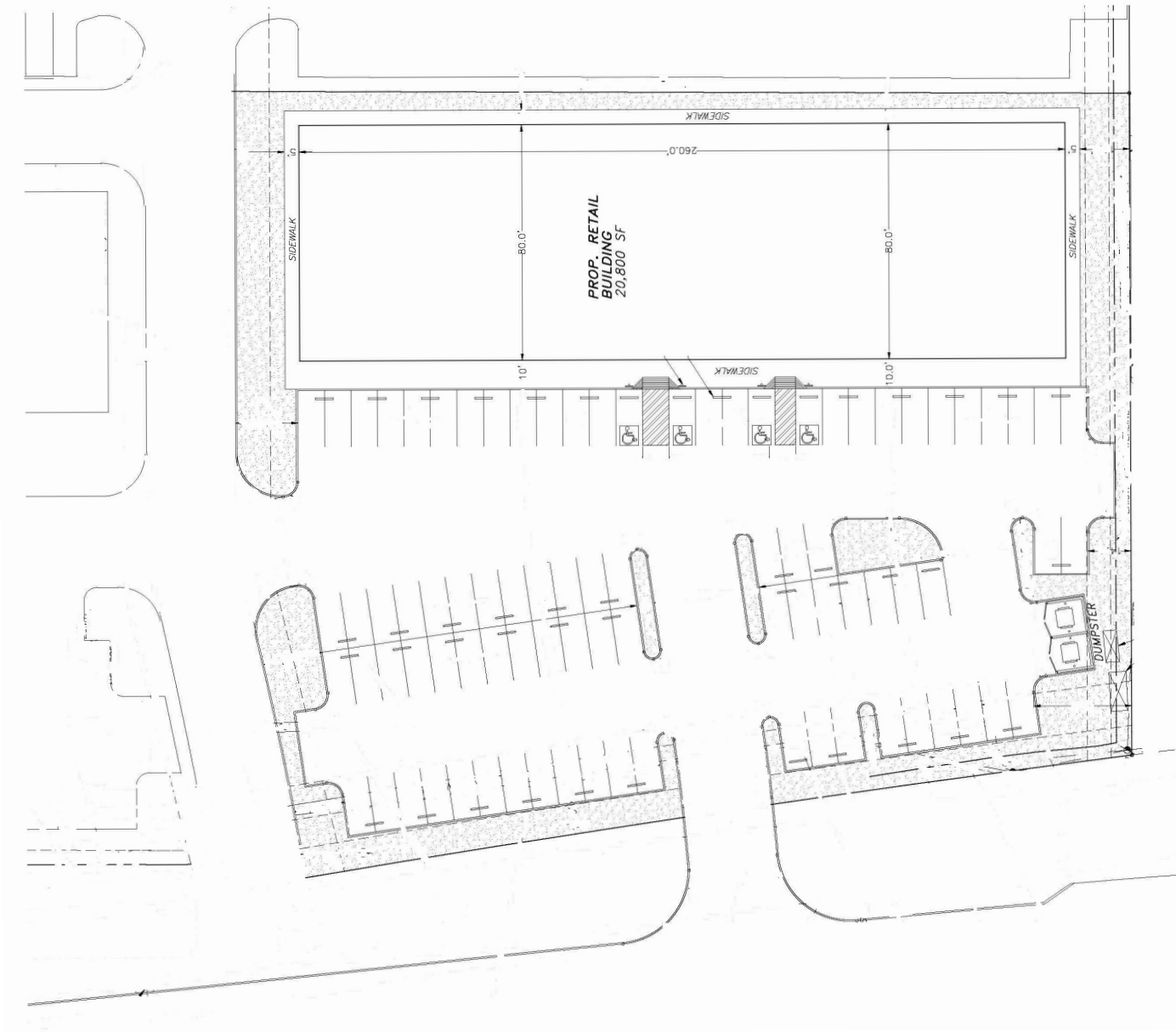
- Modern retail strip center design
- Large glass storefronts for maximum visibility
- Dedicated storefront signage spaces
- Ample on-site parking
- Well-lit common areas
- Designed for retail, food, service, and professional use



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PROPERTY SITE: FLOOR PLAN



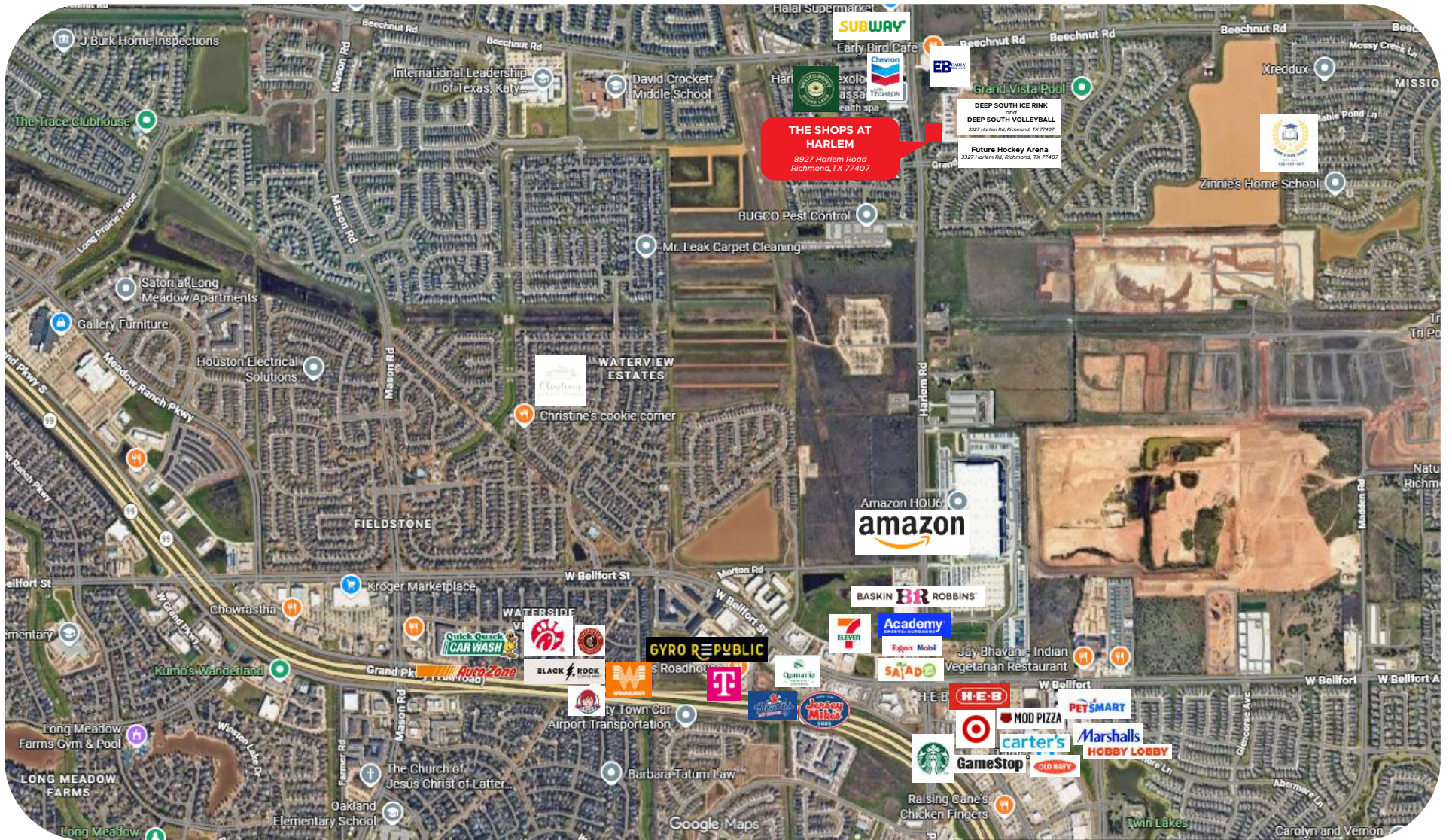
PROPERTY 3D MODELS



AERIAL VIEW



AERIAL VIEW



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CALL BROKER FOR PRICING AND MORE DETAILS!

For inquiries or to schedule a site visit, contact us today:

- 📍 **Property Location:** THE SHOPS AT HARLEM
8927 Harlem Road, Richmond, TX 77407
- 👤 **Gunnar Holman**
- 📞 **Phone:** 281.690.2700
- ✉ **Email:** gunnar.holman@zaraspaces.com
- 🌐 **Website:** www.zaraspaces.com

Our team is ready to assist you with leasing, purchasing, or ground lease options.

Don't miss out on this prime commercial opportunity!



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