

APEX REALTORS

5444 WESTHEIMER RD. SUITE 1620, HOUSTON TX, 77056

For Lease



A Development by
NASSAR GROUP LLC



Shops At Harlem II

8823 Harlem Rd Richmond Tx 77407



Shops At Harlem II

Shops at Harlem 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"(\$50 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 HARVEST GREEN(over 2,600 homes), ALIANA(over 4,300 homes), TRILLIUM(over 3200 homes), and GRAND MISSION ESTATES.

7 driveways from the main streets Harlem Rd/Beechnut entrances to the multi- Development compound.

Near the newly built AMAZON fulfillment center (3.5 million sq ft), with over 3500 employees.



Property Information - Multi-Tenant Retail

Space Available	1200- 18,600 sqft
Rental Rate	35\$ PSF
NNN	\$9.00 PSF
Building Size	18,600 sqft

Property Highlights

- Located at entrance of upcoming \$50M Sports Complex (completion 2026)
- High visibility with 7 driveways from Harlem 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 (3.5M sq. ft., 3,500+ employees)

Demographics

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

Area Retailers



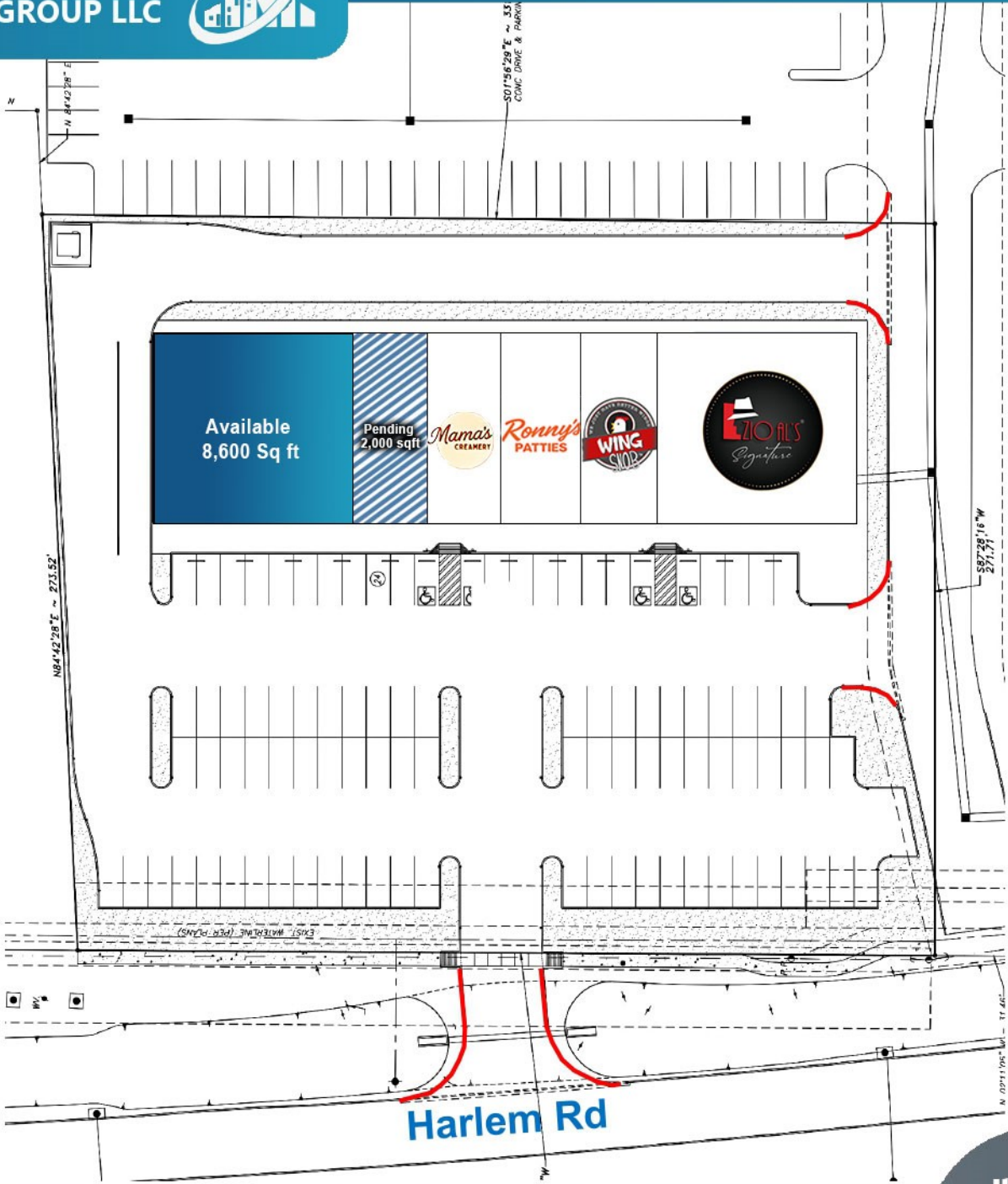
Ibrahim Nassar

Ibrahim@apexrealtors.com
713-373-6243



Retail Site

-  6,000 Sq ft (ZIO AL'S PIZZA & PASTA)
-  2,000 Sq ft (RONNY'S PATTIES)
-  1,400 Sq ft (WING SNOB)
-  1,500 Sq ft (MAMA'S CREAMERY)
-  2,000 Sq ft pending
-  8,600 Sq ft Available





Site





AERIAL VIEW

