

FOR LEASE



SHOPS AT MINONITE

1622 MINONITE RD, RICHMOND, TX 77469

DEVELOPED BY:

NASSAR GROUP
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE



NASSAR
GROUP



PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	1,100-21,000 sqft
Rental Rate	\$30-35 PSF
NNN	\$8.00 PSf
Building Size	21,500 sqft



PROPERTY HIGHLIGHTS

- High-Growth Trade Area with strong residential expansion
- Adjacent to Brazos Town Center, featuring a wide mix of national retailers, dining, and entertainment
- Surrounded by Top-Rated Schools, including George Ranch High School (approx. 9 minutes away), Reading Junior High, and Polly Ryon Middle School
- Significant Residential Growth: Over 14,000 homes coming to The George by Johnson Development nearby



DEMOGRAPHICS

Population (2025)	1 mi. - 12,752
	3 mi. - 65,190
	5 mi. - 132,355
Average Household Income	1 mi. - \$126,964
	3 mi. - \$112,613
	5 mi. - \$105,107

Area Retailers



CONTACT INFORMATION

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SHOPS AT MINONITE

The Shops at Minonite is a premier retail opportunity located in one of Richmond’s fastest-growing corridors at 1622 Minonite Rd. This newly developed 21,500 SF shopping center offers flexible space options ranging from 1,100 to 21,000SF, making it ideal for retail, restaurant, medical, and service-oriented users.

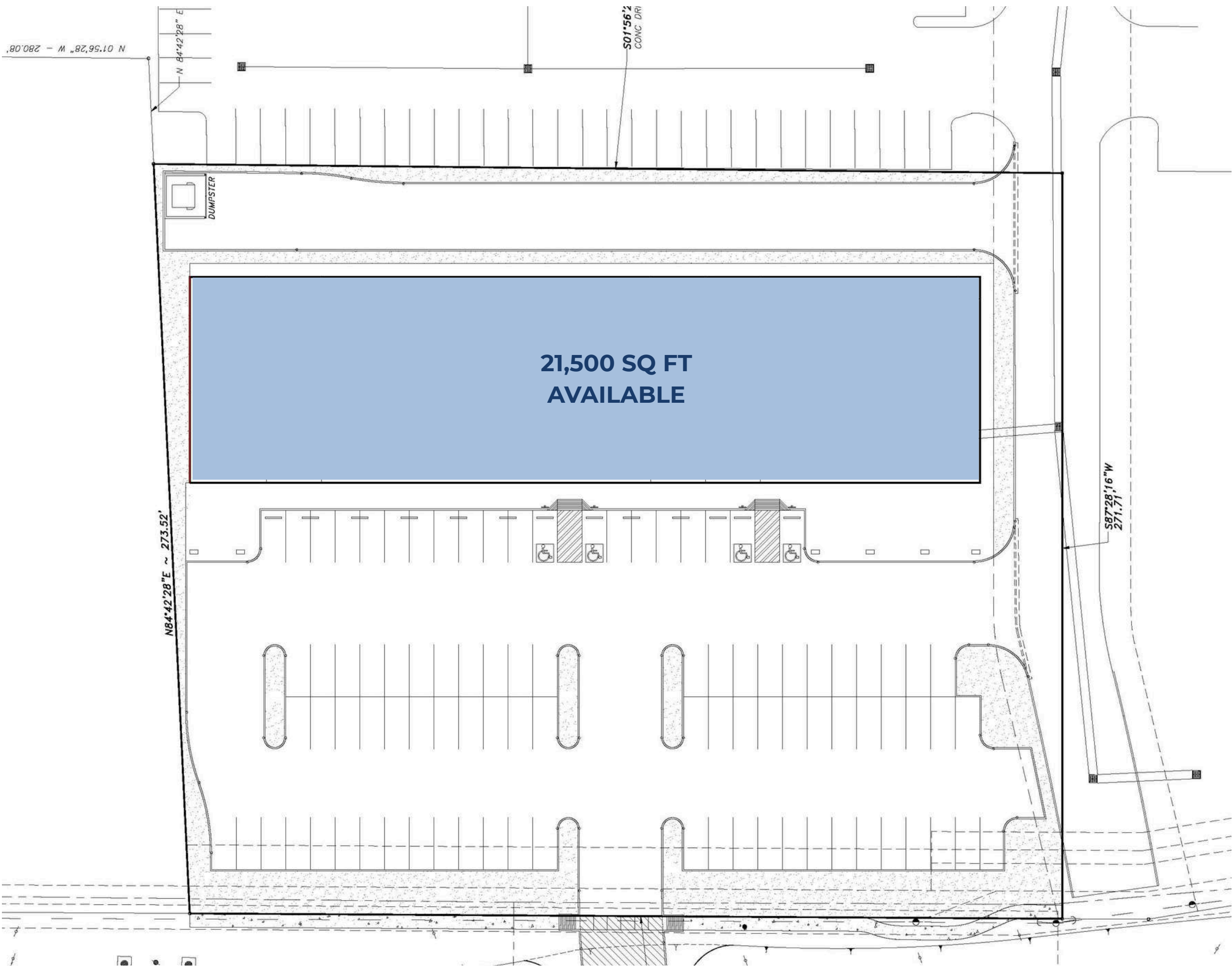
The center is strategically positioned near Brazos Town Center, benefiting from strong daily traffic generated by a vibrant mix of shopping, dining, and entertainment destinations. The surrounding area is experiencing exceptional residential growth, highlighted by The George, a Johnson Development community bringing approximately 14,000 new homes to the immediate trade area.

Additionally, the property is located near several established schools, including George Ranch High School, Reading Junior High, and Polly Ryon Middle School, further driving consistent daytime traffic and long-term demand. With rental rates of \$30–35 PSF and excellent visibility in a rapidly expanding market, the Shops at Minonite presents an outstanding leasing opportunity for tenants seeking growth, exposure, and a strong customer base.



RETAIL
SITE

21,500 SQ FT
AVAILABLE



FOR LEASE

SITE

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