

FOR LEASE



# SHOPS AT HARLEM I

8818 HARLEM RD RICHMOND TX 77407

DEVELOPED BY:

**NASSAR GROUP**  
REAL ESTATE DEVELOPMENT & CONSTRUCTION

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## PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	700 sqft
Rental Rate	\$32 PSF
NNN	\$9.00 PSf
Building Size	10,500 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 (3.5M 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 I

Shops at Hartem Rd I 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) across the street, 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.



## RETAIL SITE

**wah** 3,000 SQ FT (WAH COFFEE)

**BEST CRICKET STORE** 1,000 SQ FT (BEST CRICKET STORE)

**HARLEM REFLEXOLOGY & MASSAGE** 1,000 SQ FT (HARLEM REFLEXOLOGY & MASSAGE)

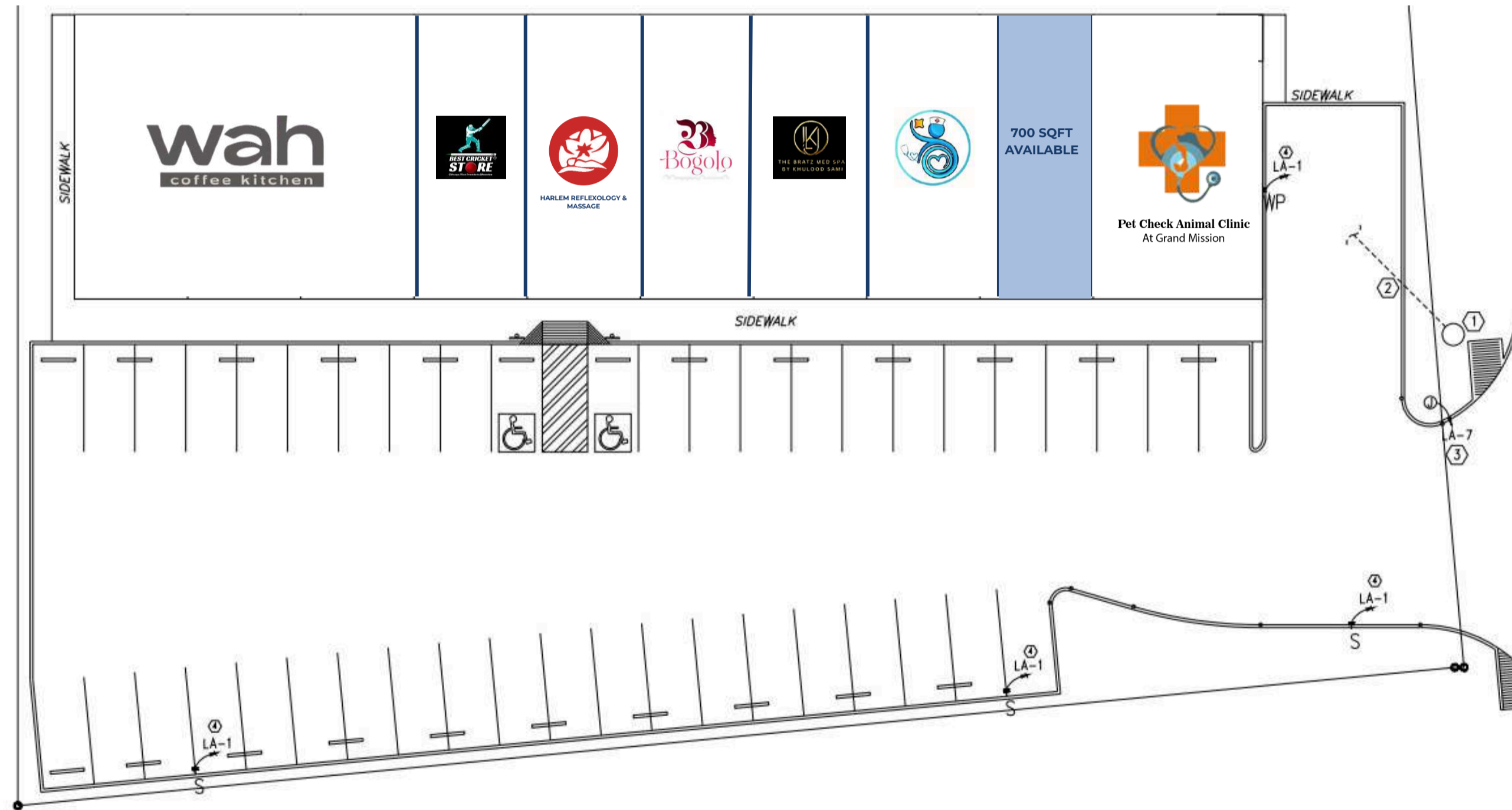
**Bogolo** 1,000 SQ FT (BOGOLO HAIR & BEAUTY SUPPLY)

**THE BRATZ MED SPA** 1,000 SQ FT (BRATZ MED SPA)

**RICHMAND PRIME MED CLINIC** 1,300 SQ FT (RICHMAND PRIME MED CLINIC)

**PET CHECK ANIMAL CLINIC** 1,700 SQ FT (PET CHECK ANIMAL CLINIC)

**700 SQ FT AVAILABLE**



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SITE



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# SITE



**SUNRISE COMMONS**

- petco
- ROSS DRESS FOR LESS
- E6S FITNESS
- Michaels
- Burlington
- FIRST WATCH THE DAYTIME CAFE
- Olive Garden
- Bath & Body Works
- Akashi
- MC DONALD'S
- crumbl cookies
- EXPRESS OIL CHANGE
- ZSPICE
- DUTCH BROS
- FIVE BELOW
- ULTA BEAUTY
- SKECHERS
- Swig

**ALIANA SHOPPING CENTER**

- PET SMART
- carter's
- Marshalls
- CLUB PILATES
- IT'S JUST WINGS
- GREAT AMERICAN COOKIES
- OLD NAVY
- MDD
- Cane's
- chilis
- HOBBY LOBBY
- TARGET
- CVS pharmacy
- pho SAIGON

**H-E-B**

**FIRST COMMUNITY**

**WATERVIEW TOWN CENTER**

- Qamaria
- Howdy HOT CHICKEN
- hopdoddy BURGER BAR

**SPROUTS FARMERS MARKET**

**Academy SPORTS+OUTDOORS**

**IVYBROOK ACADEMY**

**BR Waterview Town DENTAL CARE**

**amazon**

- Valvoline
- CAVA
- Wendy's
- SPEC'S
- Bojangles
- PHO BO TO
- Chick-fil-A
- Aloha

**KROGER MARKETPLACE**

- Kroger
- redbox
- KeyMe LOCKSMITHS

- ALDI
- TACO BELL
- MC DONALD'S

BRADFORD PARK

**SITE**

**Beans & Brews**

**EB EARLY BIRD CAFE**

**Saigon Basil**

**G'S SMOKE SHOP SMOKE VAPE CBD**

**Westco Donuts**

**INTERNATIONAL LEADERSHIP OF TEXAS, KATY-WESTPARK HIGH SCHOOL**