

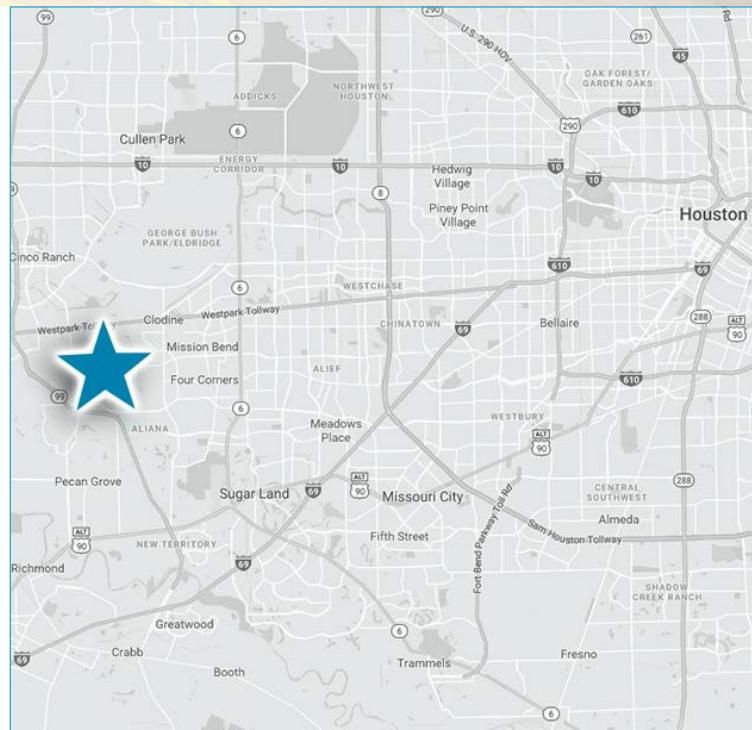


Lease Details

- 2,300 SF Space Available
- Lease Rate: Negotiable
- Co-Tenants: Always First Pharmacy, Grand Mission Dentistry, Saruzzo's Pizzeria, Bazaar Grocery, Grand Nails Bar...
- Year Built: 2017

For Information, Please Contact:
832-286-3057 or 832-602-3017

Area Retailers



Grand Mission Plaza For Lease

8620 Grand Mission Blvd., Richmond, Texas 77407

Location

NWQ of Beechnut St & Grand Mission Blvd,
Richmond, Texas

Property Information

- 14,525 SF Building built in 2017.
- Site is located in the Grand Mission master planned community with approximately 1,383 residential lots and approximately 61 commercial acres.
- Rapidly growing, affluent area.

Traffic Counts

Grand Mission Blvd: 14,989 VPD

Beechnut St: 7,687 VPD
(TXDOT 2016)

Area Retailers

- Kroger
- HEB
- Target
- CVS
- Walgreens



Demographic Snapshot

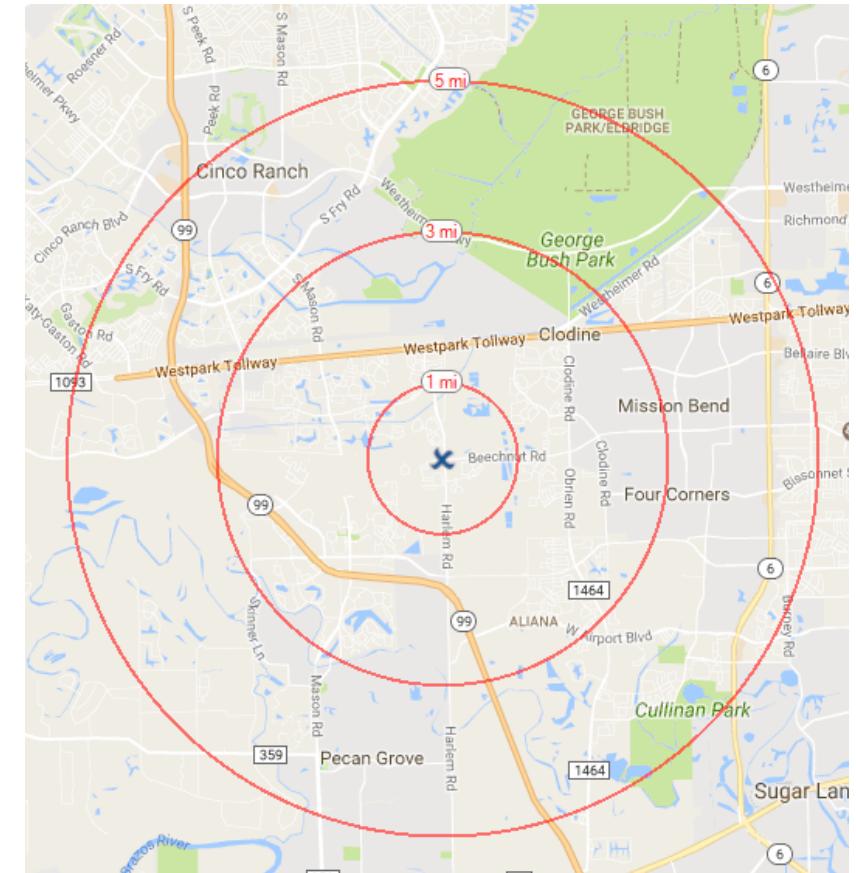
	1 Mile	2 Miles	3 Miles	5 Miles
2017 Population	7,332	37,877	84,386	227,329
2022 Proj. Population	9,567	49,055	104,450	265,395
Average HH Income	\$109,340	\$110,219	\$114,249	\$118,793

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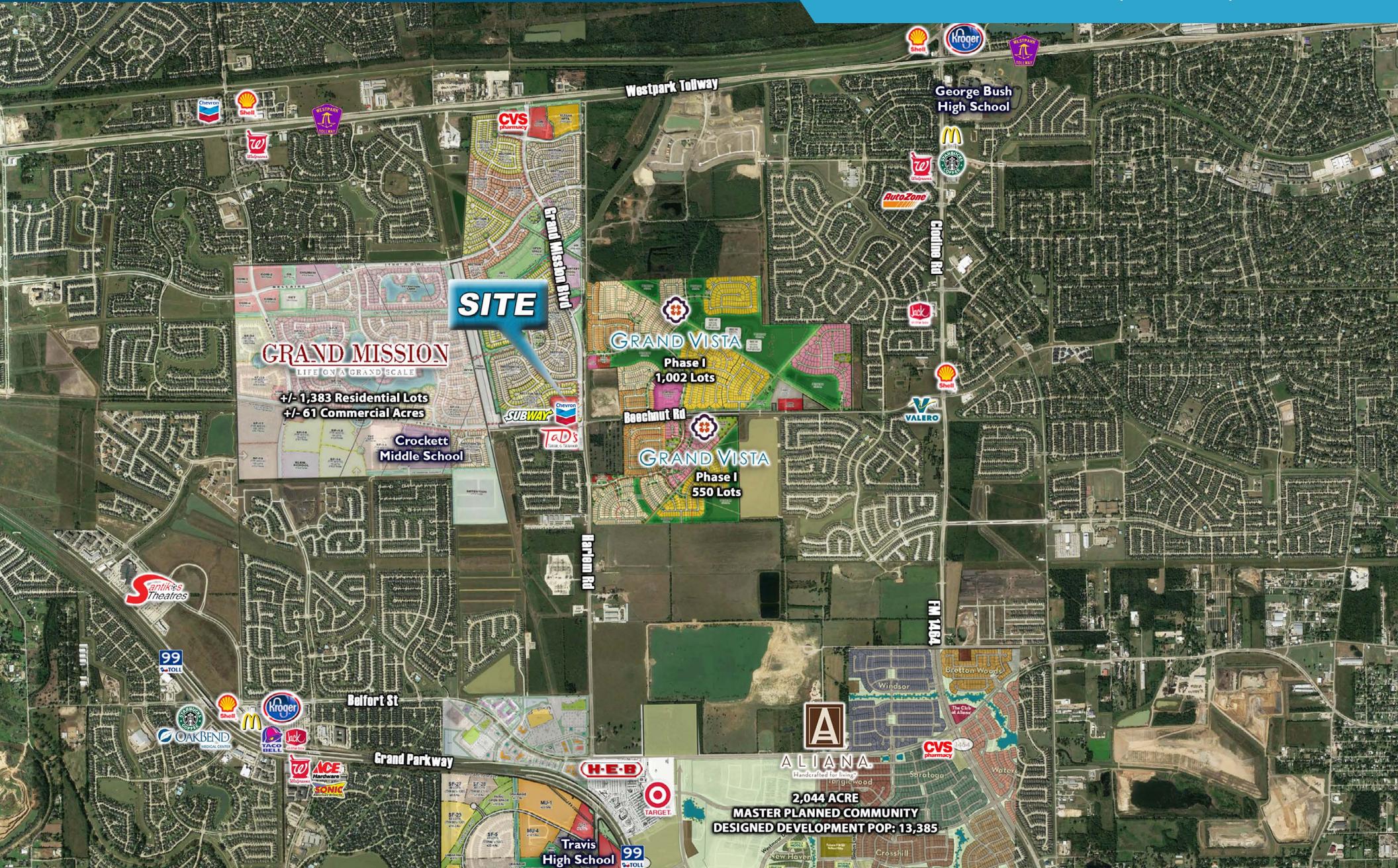
	1 mile	3 miles	5 miles
Population			
2000 Population	208	17,525	91,374
2010 Population	2,766	58,099	183,647
2017 Population	7,332	84,386	227,329
2022 Population	9,567	104,450	265,395
2000-2010 Annual Rate	29.53%	12.73%	7.23%
2010-2017 Annual Rate	14.39%	5.28%	2.99%
2017-2022 Annual Rate	5.47%	4.36%	3.14%
2017 Male Population	48.4%	48.5%	49.1%
2017 Female Population	51.6%	51.5%	50.9%
2017 Median Age	32.0	32.6	34.3
Race and Ethnicity			
2017 White Alone	33.8%	37.8%	43.3%
2017 Black Alone	29.5%	26.9%	21.8%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	24.0%	21.9%	22.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	8.3%	9.0%	8.5%
2017 Two or More Races	4.0%	3.9%	3.8%
2017 Hispanic Origin (Any Race)	27.5%	28.7%	27.3%
Households			
2000 Households	70	5,167	28,246
2010 Households	882	17,545	56,643
2017 Total Households	2,364	26,036	70,994
2022 Total Households	3,095	32,482	83,374
2000-2010 Annual Rate	28.84%	13.00%	7.21%
2010-2017 Annual Rate	14.57%	5.60%	3.16%
2017-2022 Annual Rate	5.54%	4.52%	3.27%
2017 Average Household Size	3.10	3.24	3.17
Median Household Income			
2017 Median Household Income	\$92,390	\$93,755	\$92,542
2022 Median Household Income	\$102,683	\$103,707	\$102,405
2017-2022 Annual Rate	2.14%	2.04%	2.05%
Average Household Income			
2017 Average Household Income	\$109,340	\$114,249	\$118,793
2022 Average Household Income	\$124,607	\$130,373	\$134,161
2017-2022 Annual Rate	2.65%	2.68%	2.46%
Per Capita Income			
2017 Per Capita Income	\$34,691	\$35,282	\$37,210
2022 Per Capita Income	\$39,669	\$40,559	\$42,238
2017-2022 Annual Rate	2.72%	2.83%	2.57%
Housing			
2000 Total Housing Units	73	5,364	29,841
2000 Owner Occupied Housing Units	67	4,580	22,688
2000 Renter Occupied Housing Units	3	587	5,558
2000 Vacant Housing Units	3	197	1,595
2010 Total Housing Units	920	18,201	59,551
2010 Owner Occupied Housing Units	756	15,299	45,166
2010 Renter Occupied Housing Units	126	2,246	11,477
2010 Vacant Housing Units	38	656	2,908
2017 Total Housing Units	2,392	26,377	73,089
2017 Owner Occupied Housing Units	1,952	21,946	54,982
2017 Renter Occupied Housing Units	412	4,089	16,012
2017 Vacant Housing Units	28	341	2,095
2022 Total Housing Units	3,143	33,018	85,798
2022 Owner Occupied Housing Units	2,484	26,852	64,132
2022 Renter Occupied Housing Units	612	5,631	19,242
2022 Vacant Housing Units	48	536	2,424



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