

FOR LEASE



9,880 sqft
Available

NASSAR AT MINONITE

1622 MINONITE RD, RICHMOND, TX 77469

DEVELOPED BY:

NASSAR  **GROUP**
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE





PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	9,880 sqft
Rental Rate	\$36 PSF
NNN	\$8.00 PSf
Building Size	20,280 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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☎ 713-373-6243



NASSAR AT MINONITE

Nassar at Minonite is a premier retail opportunity located in one of Richmond’s fastest-growing corridors at 1622 Minonite Rd. This newly developed 20,280 SF shopping center offers flexible space options ranging from 1,100 to 20,280SF, 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



1,700 SQ FT
(WAH COFFEE)



1,700 SQ FT
(RONNY'S PATTIES)

HIGH NOON
CHICKEN

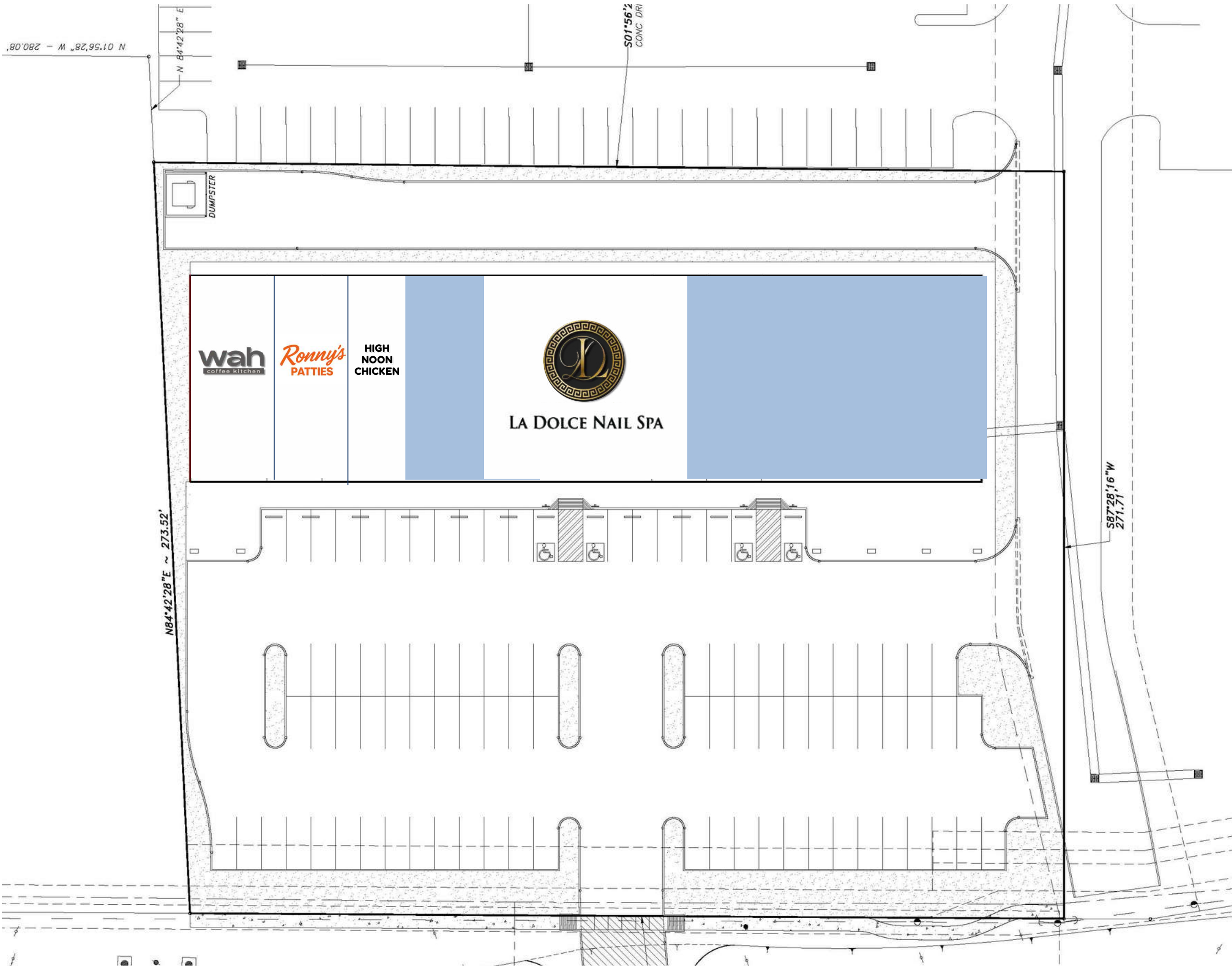
1,200 SQ FT
(HIGH NOON CHICKEN)



5,600 SQ FT
(LA DOLCE NAIL SALON)



10,700 SQ FT
AVAILABLE



FOR LEASE

SITE

THE VERGE

291 UNITS SPRINGS

324 UNITS

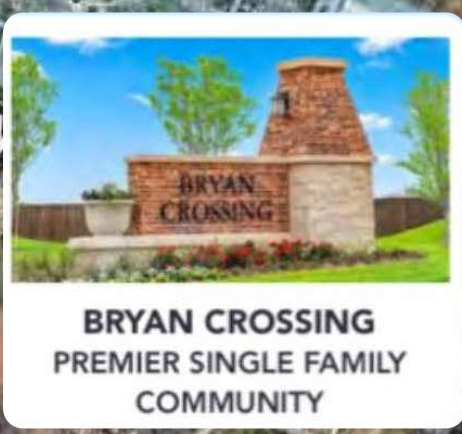
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19,936 VPD

Arredondo Elementary
703 Students

Oaks at Rosenberg
315 Lots

River Mist
183 Lots



Bryan Crossing
218 Lots

SITE

22,478 VDP

ANYTIME FITNESS

Domino's Pizza

easyvet.

TRINITY

MAPLE LEAF LIQUOR

DAK CLEANERS

A&J DONUTS

GLOBAL NAIL & SPA

TROPICAL WAVE WELLNESS

Cattish Station

Sunset Crossing
931 Lots

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