# FOR LEASE




# NASSAR AT HARLEM II

8823 HARLEM RD RICHMOND TX 77407

DEVELOPED BY:

NASSAR GROUP
REAL ESTATE DEVELOPMENT & CONSTRUCTION

# FOR LEASE






NASSAR GROUP

## PROPERTY INFORMATION - MULTI-TENANT RETAIL

| | |
|---|---|
| Space Available | 1000- 21,600 sqft |
| Rental Rate | $36 PSF |
| NNN | $9.00 PSf |
| Building Size | 21,600 sqft |

## PROPERTY HIGHLIGHTS

- Located at entrance of upcoming $6OM 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.SM sq. ft., 3 ,500+ employees)

## DEMOGRAPHICS

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

Area Retailers

## CONTACT INFORMATION

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NASSAR GROUP

# NASSAR AT HARLEM II

Shops at Hartem 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"($60 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 H ARVEST GREEN(over 2,600 homes), ALIANA(over4,300 homes), TRILUUM(over 3200 homes), and GRAND MISSION ESTATES.



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## RETAIL SITE

NASSAR AT HARLEM II I 8823 HARLEM RD RICHMOND TX 77407

## BUILDING A

1,500 SQ FT (11|11 BEAUTY SPA)

7,000 SQ FT (ZIO AL'S PIZZA & PASTA)

2,600 SQ FT (RONNY'S PATTIES)

1,400 SQ FT (WING SNOB)

1,500 SQ FT (A&SS BEAUTY SALON AND SPA)

975 SQ FT (PLATR)

1,500 SQ FT (MAMA'S CREAMERY)

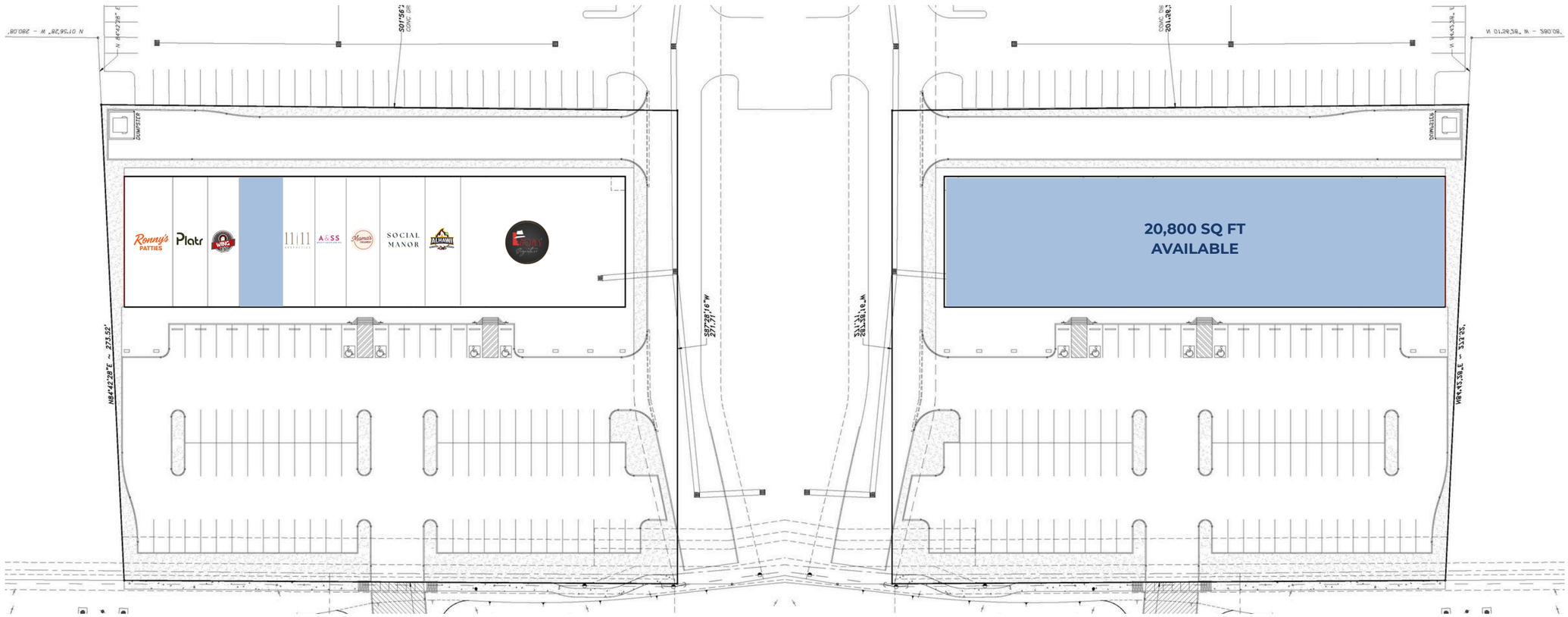
1,500 SQ FT (AL HAWI)

2,000 SQ FT AVAILABLE (SOCIAL MANOR)

1,500 SQ FT AVAILABLE

## BUILDING B

20,800 SQ FT AVAILABLE



# SITE


Fire Station
Beechnut Rd 8,927 VPD
Deep South Ice Rink
Future development
Gas Station
Beans & Brews
EB EARLY BIRD CAFE
Beechnut Rd 8,927 VPD
Parking
QSR Available
Future development
Parking
THE BRATZ MED SPA
PET CHECK
ANIMAL CLINIC
Parking
Available For Lease
Harlem Rd Richmond 27,560 VPD

# SITE


SUNRISE COMMONS
petco
ROSS DRESS FOR LESS
EOS FITNESS
Michaels
Burlington
FIRST WATCH
Olive Garden
Bath & Body Works
Akashi
MC DONALD'S
crumbl cookies
EXPRESS OIL CHANGE
TIRE ENGINEERS
7SPICE
DUTCH BROS
five BELOW
ULTA BEAUTY
SKECHERS
Swig
ALIANA SHOPPING CENTER
PETSMART
carter's
Marshalls
CLUB PILATES
IT'S JUST WINGS
GREAT AMERICAN cookies
OLD NAVY
MOD
Cane's
chili's
HOBBY LOBBY
TARGET
CVS pharmacy
pho SAIGON
H-E-B
FIRST COMMUNITY
Mobil
amazon
HARLEM RD 27,560 VPD
99 TOLL
WATERVIEW TOWN CENTER
Qamaria
Howdy
Jersey Mike's
hopdoddy BURGER BAR
Lazy DOG EAT. DRINK.
TEXAS ROADHOUSE
SPROUTS FARMERS MARKET
Academy SPORTS + OUTDOORS
IVYBROOK ACADEMY
Waterview Town DENTAL CARE
at home The Home Décor Superstore
LA FITNESS
PRIMROSE SCHOOL AT WATERSIDE ESTATES
DOLLAR TREE
LAS MANANITAS MEXICAN RESTAURANT
GRANDS PKWY
99 TEXAS
WATERSIDE VILLAGE
WOOF GANG
UPS
PABLO'S
KROGER MARKETPLACE
Kroger
redbox
KeyMe LOCKSMITHS
WINGSTOP
CHIPOTLE
Chick-fil-A
Valvoline
CAVA
Wendy's
SPEC'S
RED RIVER
Aloha POKE CO
Bojangles
PHỞ BỜ TO
PLAZA
gonoodle
TACO BELL
Long & Foster
CHOWRASTHA
DANDY
ALDI
Katy Furniture
MC DONALD'S
BUGCO
We Make the Bugs Go!
CUBESMART self storage
THE SHOPS AT HARLEM
8823 Harlem Road
TX 77407
INTERNATIONAL LEADERSHIP OF TEXAS, KATY-WESTPARK HIGH SCHOOL
ILTEXAS
DAVID CROCKETT MIDDLE SCHOOL
Beans & Brews
EB EARLY BIRD CAFE
Valero
Saigon Basil Vietnamese Restaurant
G'S SMOKE SHOP SMOKE-VAPE-CBD
Westco Donuts
SUBWAY
BEECHNUT RD
THE SHOPS AT HARLEM