

FOR LEASE

Thompson Plaza

Unit 202

2201 Thompson Rd
Richmond, TX 77469

Bldg SF: 1,200
Rent: \$1.35 SF/Mo
NNN: \$0.69 SF/Mo



Property Overview

Discover how your business can prosper at THOMPSON PLAZA SHOPPING CENTER. A growing neighborhood close to I-69 and 2 master planned communities- Veranda and Del Webb. This incredibly unique site is an exclusive opportunity for business owners, franchisees, and corporations to seize a position close to affluent neighborhoods of Richmond, Texas. Richmond witnessed rapid population growth over the past few years, a trend that will continue with further area development. Tenants will get the added benefit of a growing local population and lower market rents vs new shopping centers. In addition, the household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses. Set your business up for long-term success in an area full of potential and growth.

The center could be the retail and service destination for the surrounding new master planned communities that are 5 minutes away!





Highlights

- Household income within a 1-mile radius is over \$98,000, making the area affluent and ready to welcome thriving new businesses.
- It is the only Community Centre in the intersection of Golfview Drive and FM 762
- Can easily be repurposed for other retail business
- Access to Pylon Sign & Signage for the front of building.
- Strong Demographics with close proximate to Highway 59, 5 minutes away from I-69, and close to major retailers.

Thompson Plaza

UNIT 202

Zoning: SY
Year Built: 2014
Parking: 50+ spaces
Building SF: 10,692
Center Type: Neighborhood



1,200 SF
\$1.35 SF/Mo
NNN: \$0.69 SF/Mo

Available Area

Thompson Plaza

Business locator

Unit 202

Our 202 Unit is ideal for med spa, salon for nails, massage, lashes or beauty services. The space is fully built out and can easily be repurposed for other retail business.

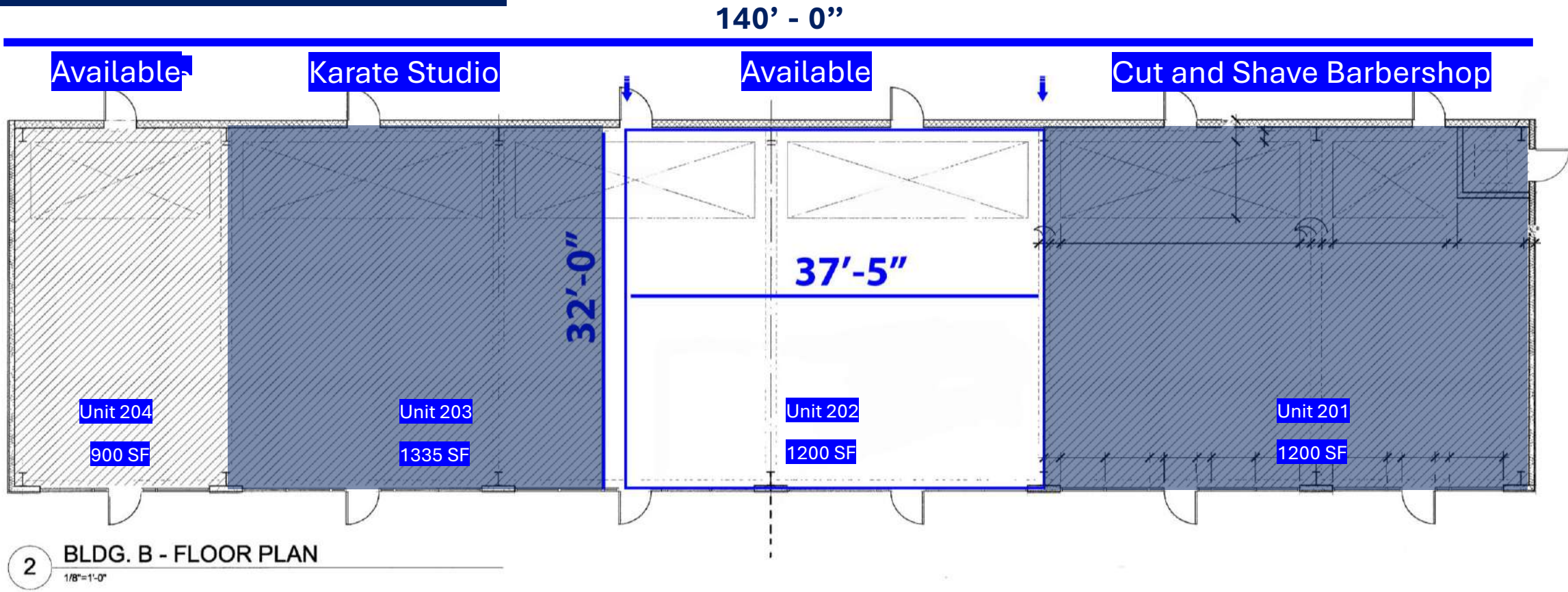
Amenities:

- Air Conditioning
- Central Heating
- High Ceilings
- Private Restrooms
- Emergency Lighting



Building 2

Floor Plan





Golfview Drive

Thompson RD

FM 762

Interconnected to Major Exit and Entry Routes:
-Via Golfview Drive
-Via FM 762

Potential Play Area

Available 1,200 sq ft

Unit #202

Salon pictures of
previous tenant



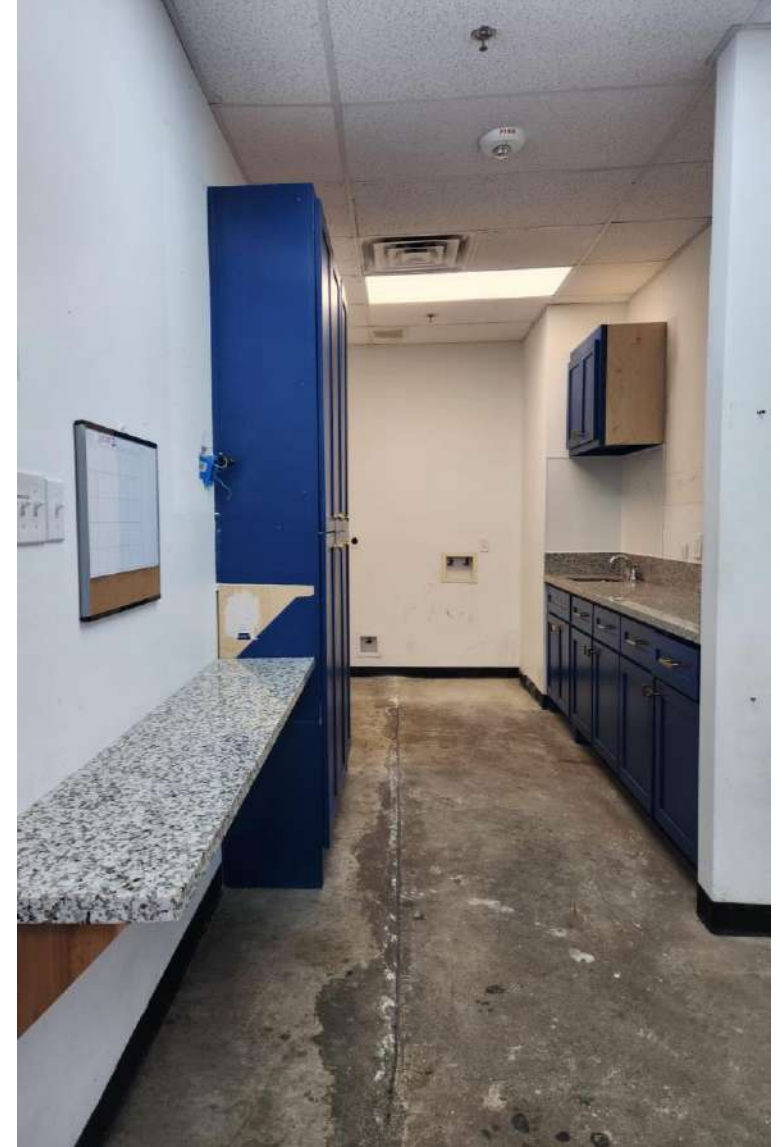
Unit #202

Gallery



Unit #202

Gallery



Pylon Sign & Signage



Other tenants





Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2201 Thompson, Richmond, TX 77469

CITY, STATE

Richmond, TX

POPULATION

72,148

AVG. HHSIZE

3.03

MEDIAN HH INCOME

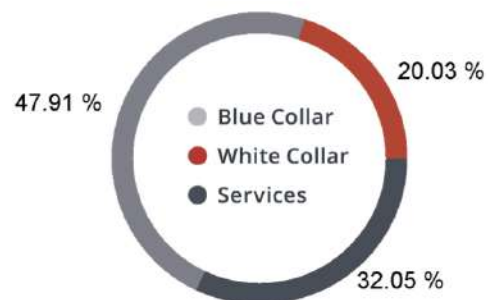
\$72,962

HOME OWNERSHIP

Renters: **8,439**

Owners: **14,943**

EMPLOYMENT



44.92 %
Employed

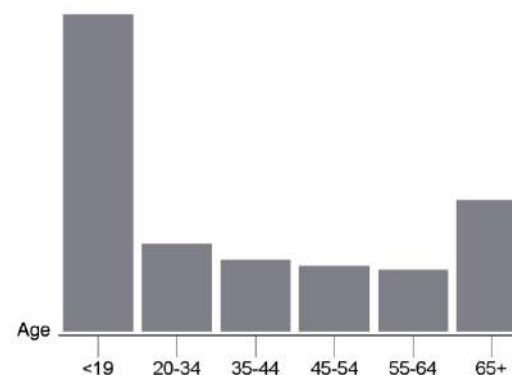
1.37 %
Unemployed

EDUCATION

High School Grad: **23.29 %**
Some College: **19.64 %**
Associates: **4.30 %**
Bachelors: **31.98 %**

GENDER & AGE

50.75 %   **49.25 %**

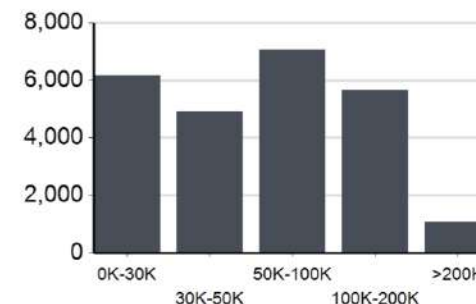


RACE & ETHNICITY

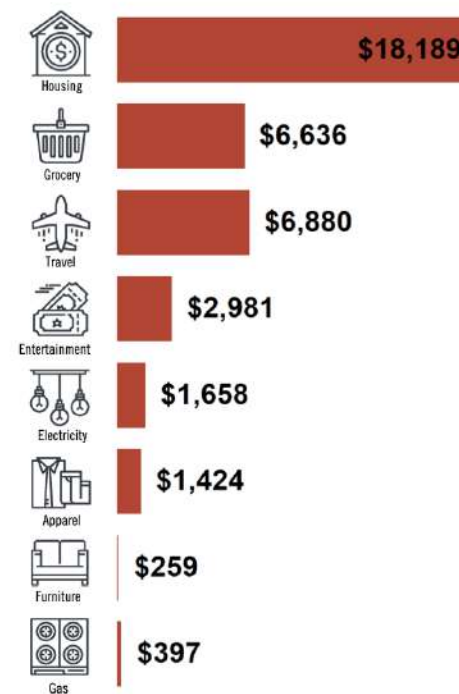
White: **40.90 %**
Asian: **2.62 %**
Native American: **0.16 %**
Pacific Islanders: **0.00 %**
African-American: **13.49 %**
Hispanic: **32.88 %**
Two or More Races: **9.96 %**

 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



Thompson Plaza

Nearby Retail



Thompson Plaza

Nearby Retail



Contact me for your private tour!

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REAL ESTATE BUSINESS EXPERT

Let's Meet Our Broker Associate

"As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

Understanding the profound trust clients place in me, my goal is not merely to close a sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey".

The World of Real Estate is a phone call away.



Rachel Dunham, CCIM
rachel@rachelinvest.com

