FOR LEASE
Thompson Plaza
Unit 204

2201 Thompson Rd
Richmond, TX 77469

Bldg SF: 900

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 204

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

Thompson Plaza
Business locator

Unit 204

Our 204 Unit is ideal for Hair/nail salons, Massage. Medical offices, Martial arts, Electronics, Phone services, and Specialty stores. The space is fully built out and can easily be repurposed for other retail business.

Amenities:

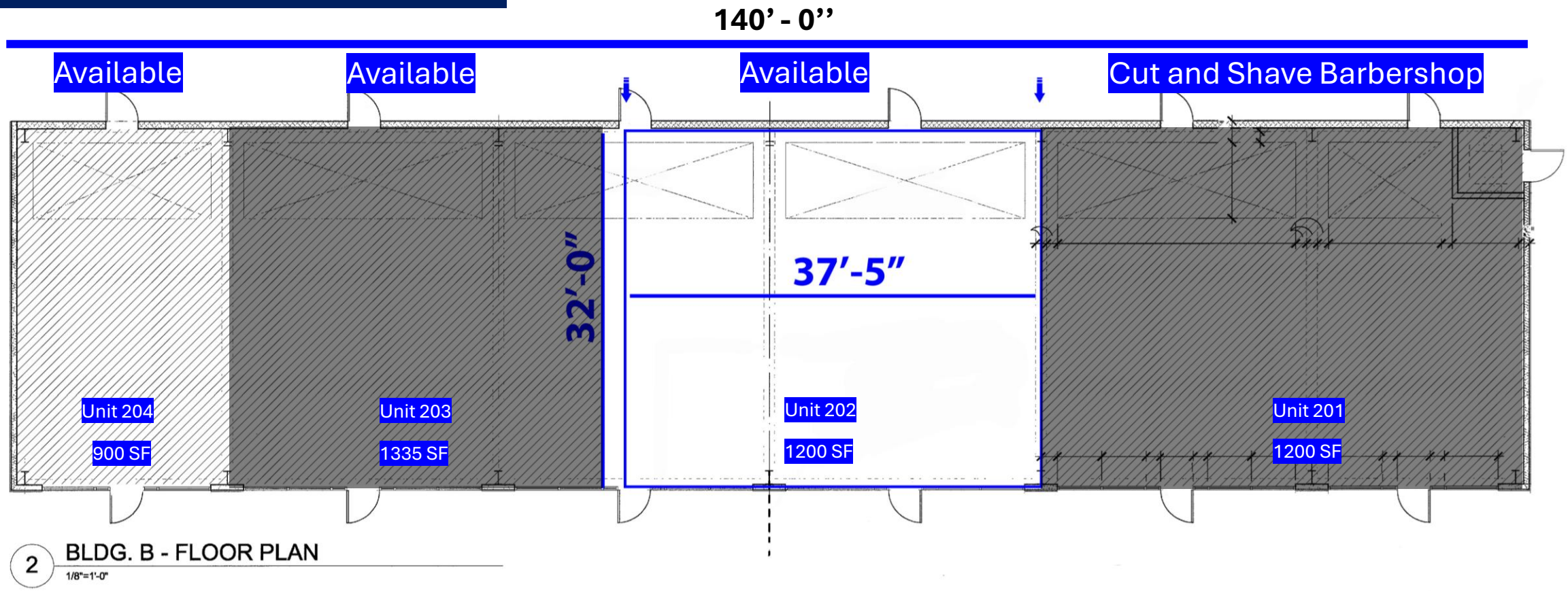
- Air Conditioning
- Central Heating
- High Ceilings
- Private Restrooms
- Emergency Lighting

Thompson Plaza

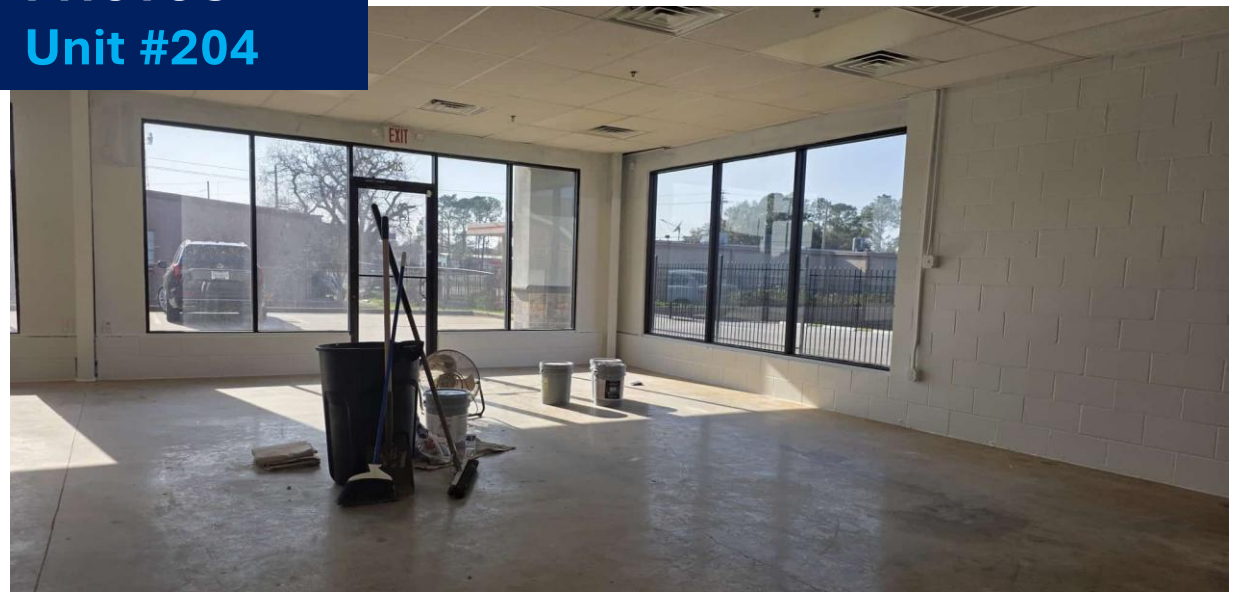
Aerial view

Unit #204

Unit #204
Floor Plan



PHOTOS
Unit #204



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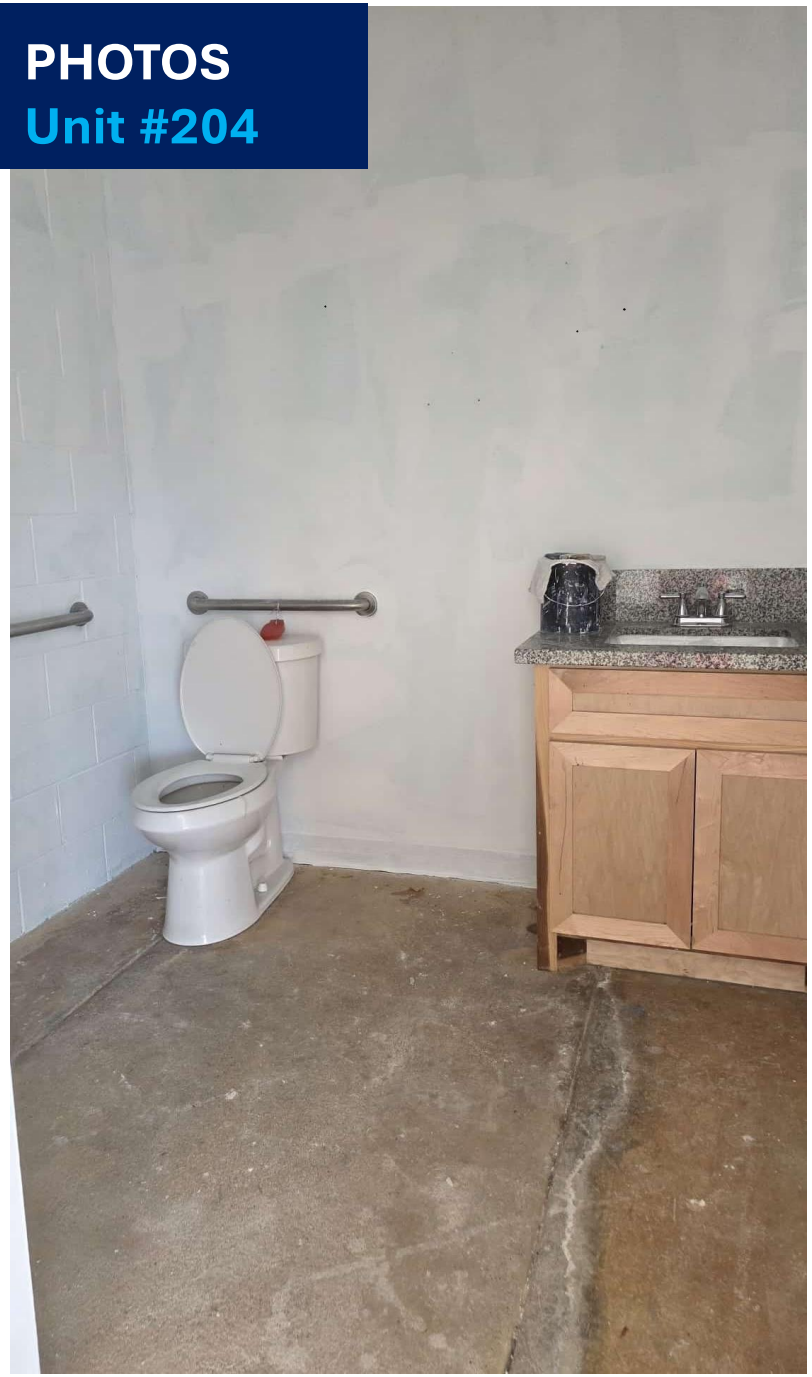
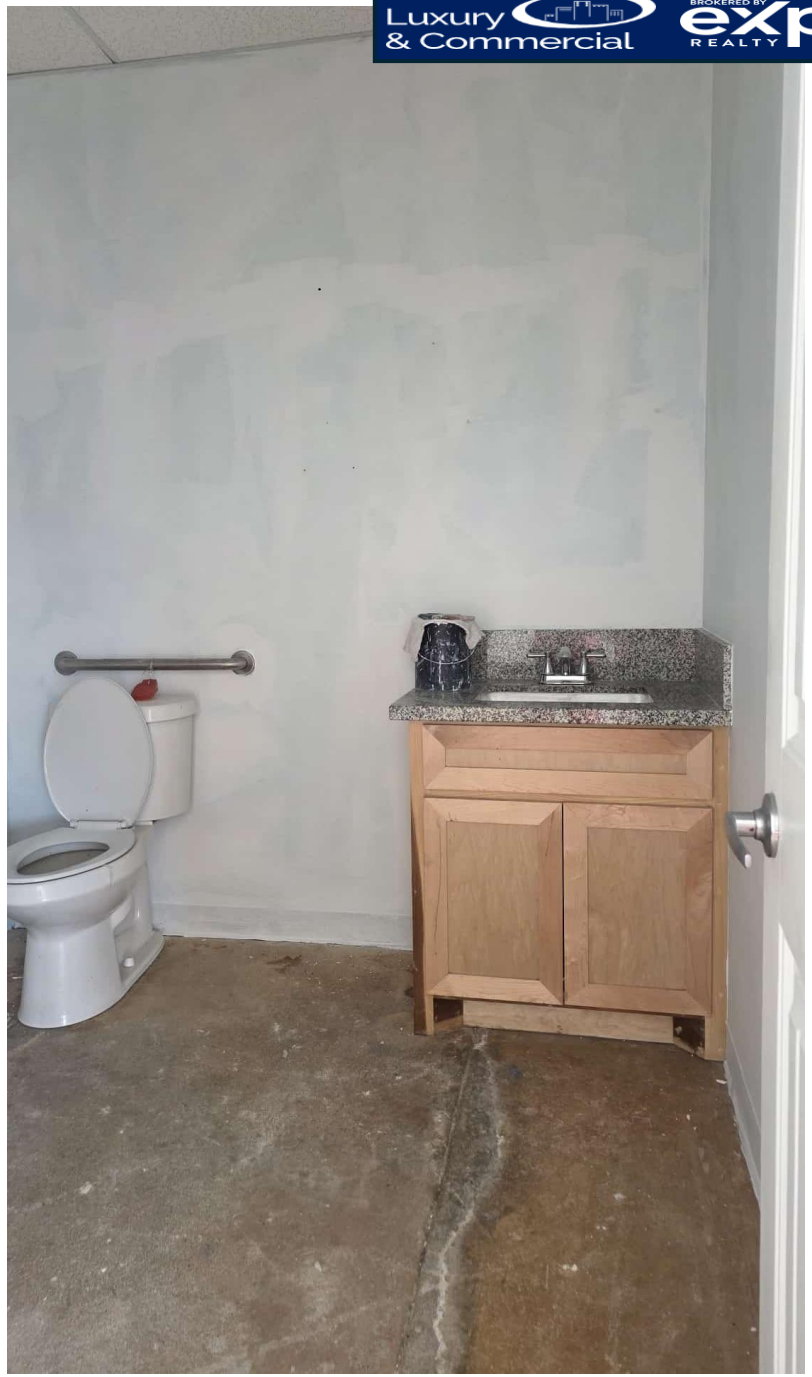




Pylon Sign & Signage

Other Tenants

Charm Dental

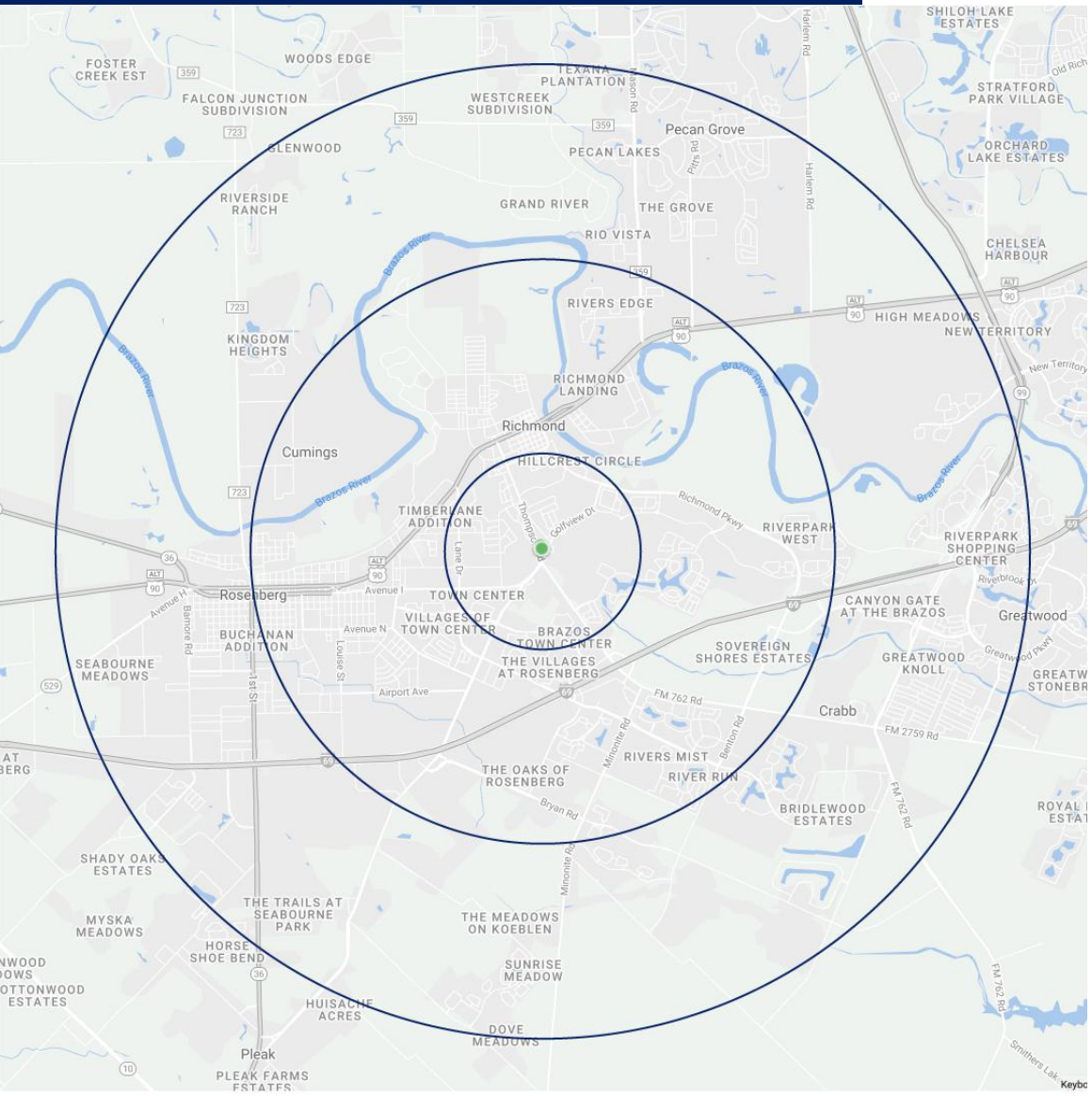
Vertex PHARMACY

Welcome to St. Thekla Orthodox Church

The Cut & Shave EST. 2018 BARBERSHOP

Demographics

Project
Demographics



3%

POPULATION GROWTH WITHIN 3 MILES

FROM 2022 TO 2027

$98K

AVERAGE HOUSHOLD INCOME

WITHIN 1 MILE

STEADY RESIDENTIAL GROWTH

50,412 FUTURE HOUSEHOLDS
2.54% HOUSEHOLD GROWTH | 2022-2027

ESRI Estimates Within 5-Miles as of 2022-2027

TARGET · H-E-B · BEST BUY · THE HOME DEPOT · HomeGoods · TEXANSFIT · ROSS · Marshalls · OLD NAVY · CINEMARK · SPEC'S · HOBBY LOBBY · petco · KOHL'S · Office DEPOT OfficeMax · Kroger

MAJOR AREA RETAILERS within 5 miles

Location Facts & Demographics

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

Catylist Research

CITY, STATE

Richmond, TX

POPULATION

72,148

AVG. HH SIZE

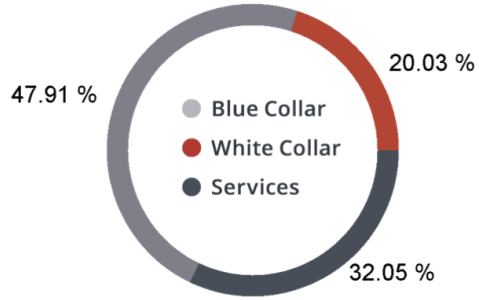
3.03

MEDIAN HH INCOME

$72,962

HOME OWNERSHIP

EMPLOYMENT



44.92 % Employed

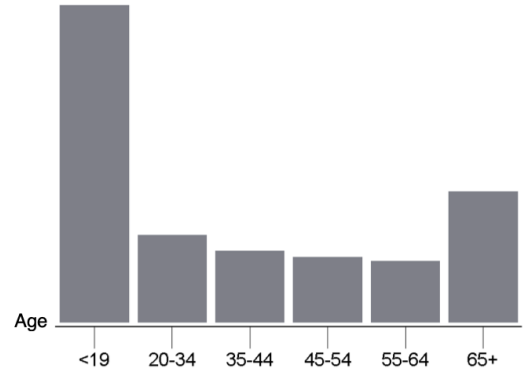
1.37 % Unemployed

EDUCATION

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

GENDER & AGE

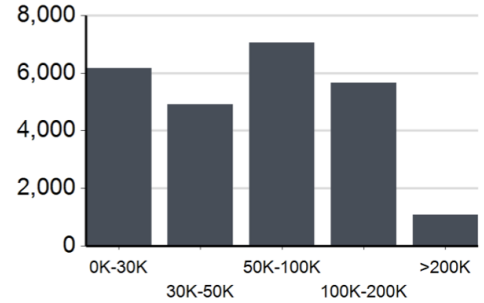
50.75 % 49.25 %



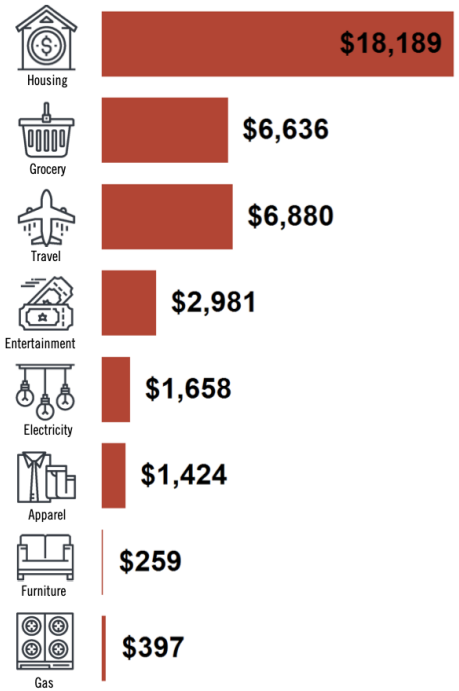
RACE & ETHNICITY

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 %

INCOME BY HOUSEHOLD



HH SPENDING



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Thompson Plaza
Nearby Retail

Thompson Plaza

Nearby Retail

Contact me
for your private tour!

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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".

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Rachel Dunham, CCIM
rachel@rachelinvest.com

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