

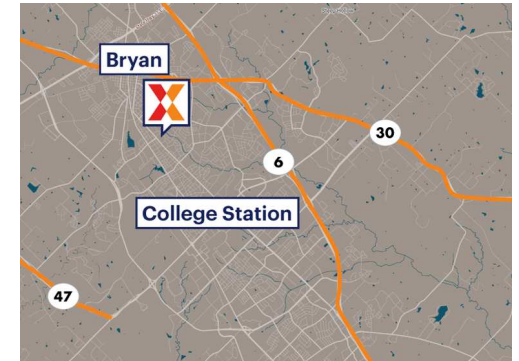


College Station-Bryan, TX

TOWNSHIRE

30.651628, -96.360955
1901-2027 South Texas Avenue | Bryan, TX 77802

CENTER SIZE: 136,887 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	9,736	78,758	144,326
	3,824	28,363	53,731
	\$58,273	\$56,798	\$56,142

Located at the SE Corner of S. Texas Ave (25,000 VPD) & Avondale Ave

Just south of downtown Bryan, west of Blinn College and 1 mile North of Texas A&M University the largest university in the state with 56,000+ students & 19,000 employees

Surrounded by a dense population of 78,000+ and strong daytime demos of more than 91,000 ppl within 3 miles due to the strong schools, industrial employment, and researchers in the bio-corridor

Bryan is centrally located as it sits 100-150 miles from Houston, San Antonio, Dallas & Austin

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AVAILABLE SPACE

FUEL		14	2,000 SF
01	63,506 SF		
05	8,000 SF		
06	1,200 SF		
09	4,088 SF		

PAD OPPORTUNITIES

OUT	3,325 SF
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CURRENT RETAILERS

04	King Dollar	9,906 SF
07	Regional Finance	1,600 SF
08	Cici's Pizza	4,400 SF
10	Fashion & Beauty	5,000 SF
11	Buddy's Home Furnishings	5,800 SF
12	Nova Medical Centers	6,200 SF
15	Tops Printing	19,593 SF
16	EZ Pawn	5,400 SF

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