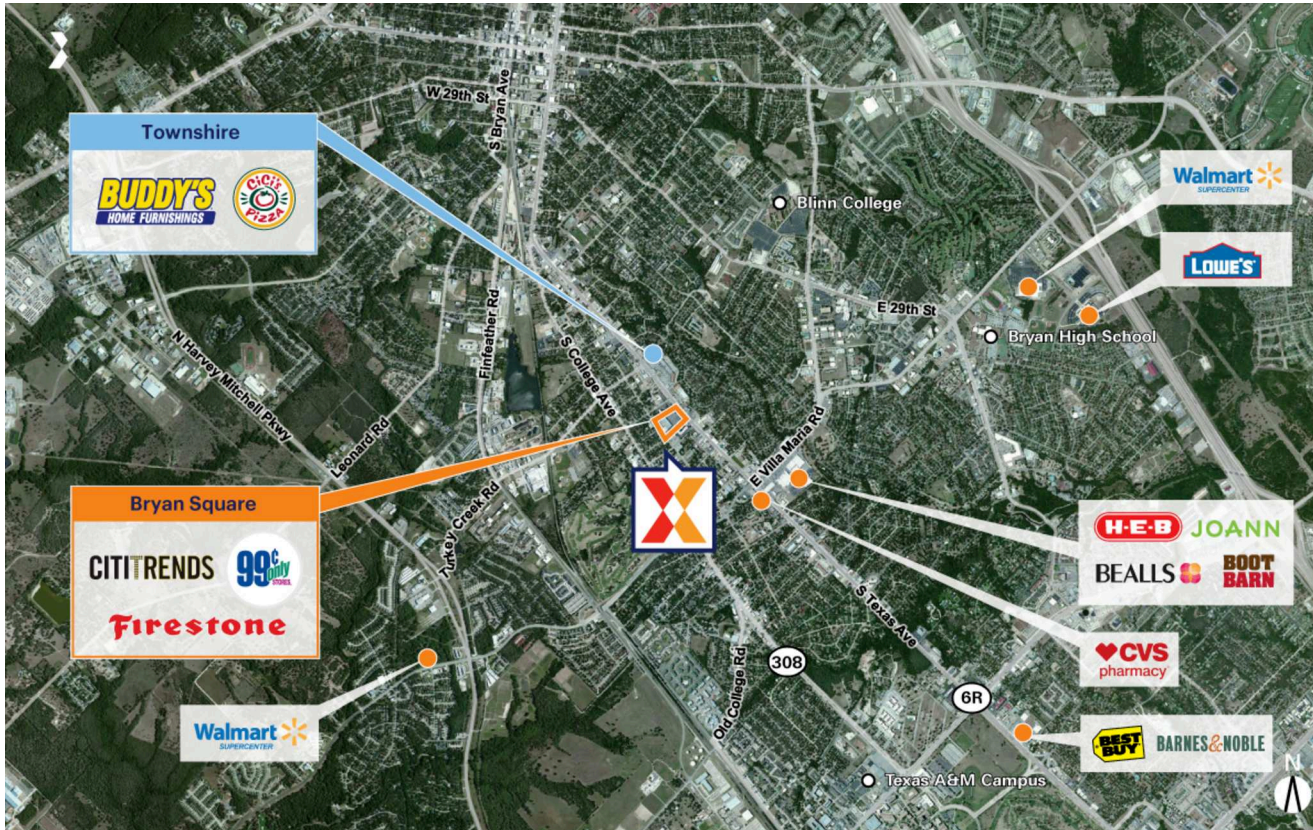




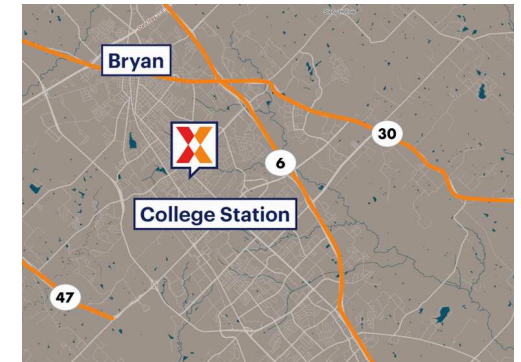
College Station-Bryan, TX

BRYAN SQUARE

30.647965, -96.360257
2102-2104 South Texas Avenue | Bryan, TX 77802



CENTER SIZE: 59,029 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	10,916	79,751	146,892
🏠	4,284	28,064	54,909
💰	\$55,345	\$57,215	\$56,222

High visibility with 25,000+ VPD on S Texas Ave, the major thoroughfare connecting the cities of Bryan & College Station

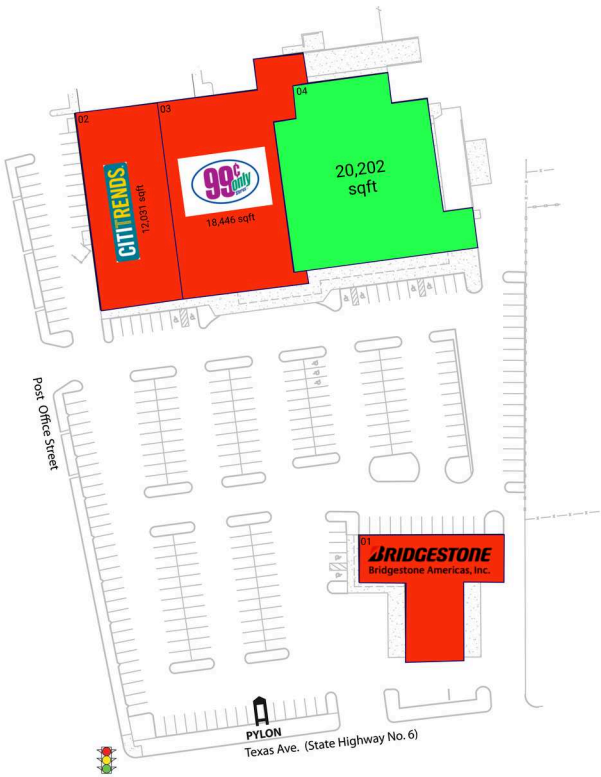
Situated in close proximity to Texas A&M University with 50,000+ students and Blinn College with 17,000+ students

Located in the 16th largest MSA in Texas which is home to approximately 190,000+ residents

College Station-Bryan, TX

BRYAN SQUARE

30.647965, -96.360257
2102-2104 South Texas Avenue | Bryan, TX 77802



AVAILABLE SPACE

04 20,202 SF

CURRENT RETAILERS

01	Bridgestone/Firestone	8,350 SF
02	Citi Trends	12,031 SF
03	99 Cents Only Stores	18,446 SF

1409 - 09.19.24