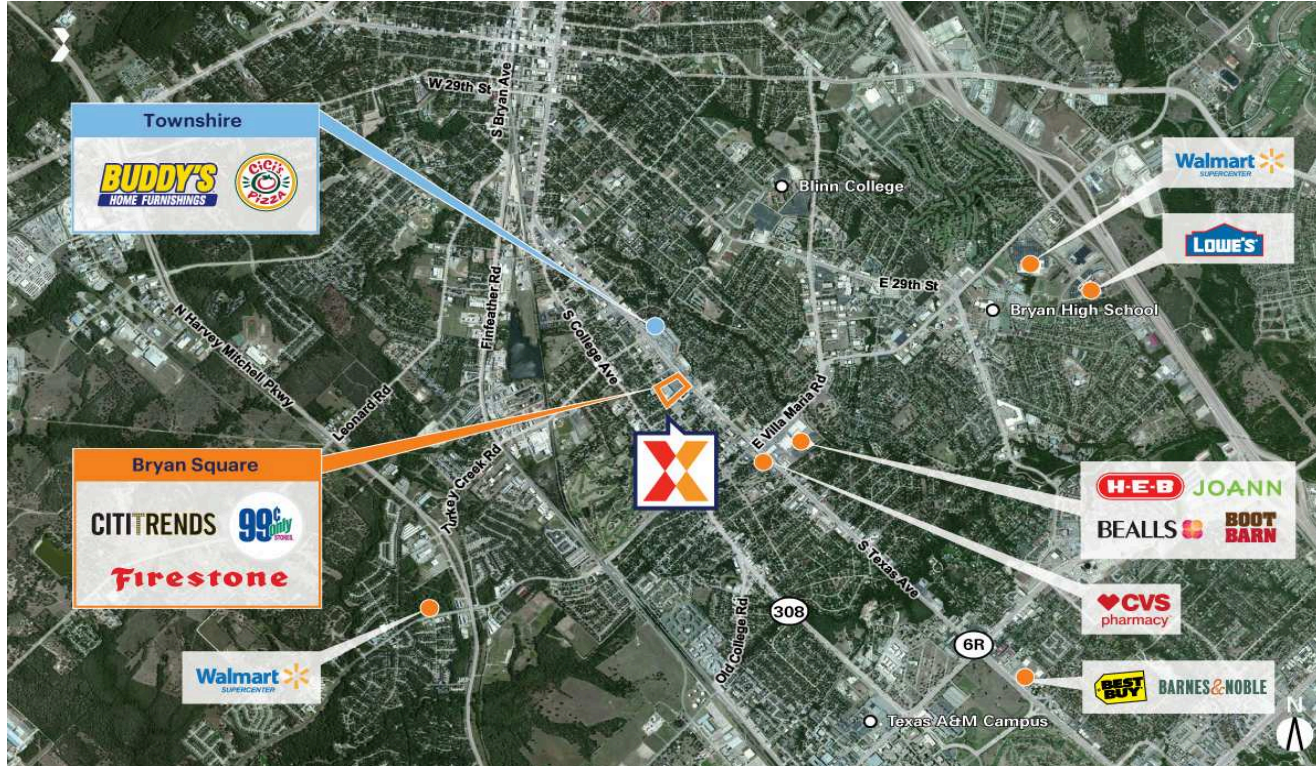




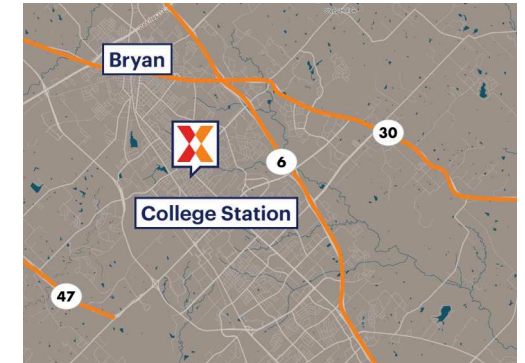
Bryan Square

College Station-Bryan, TX

30.648, -96.3603
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

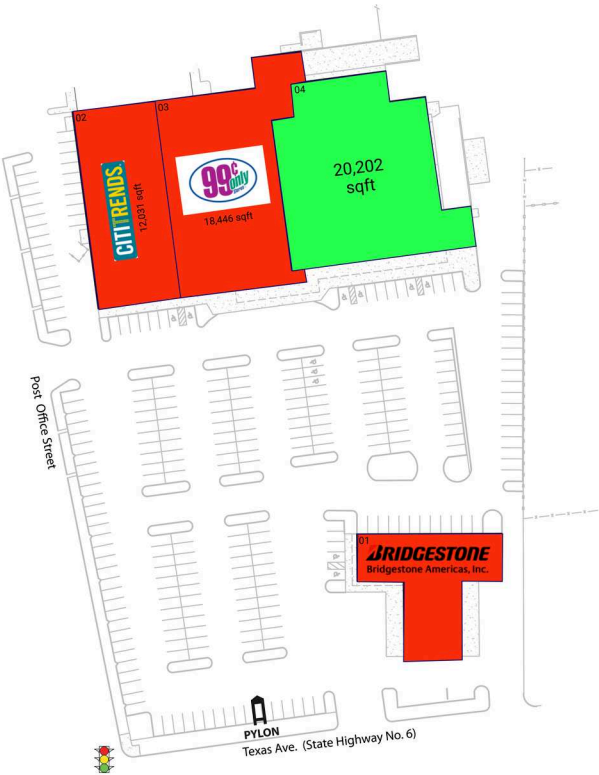
Situated in close proximity to Texas A&M University with 50,000+ students and Blinn College with 17,000+ students

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

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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