



Central Station

College Station-Bryan, TX

30.6171, -96.3192
301-319 Dominik Drive | College Station, TX 77840

Center Size: 176,706 SF

Demographics	1 Mile	3 Mile	5 Mile
	20,347	97,604	162,386
	8,115	38,250	62,549
	\$49,818	\$58,593	\$65,277

High visibility at prominent intersection of S Texas Ave with 44,000+ VPD & Harvey Rd with 19,000+ VPD

Located in the heart of Aggieland, just a ¼ mile from Texas A&M University with 50,000+ students

Featuring diverse tenant mix of regional and national tenants including HomeGoods, Kohl's, Spec's & Los Cucos Mexican Café, Central Station draws 8,600 visits/day and over 3.1M annual visits

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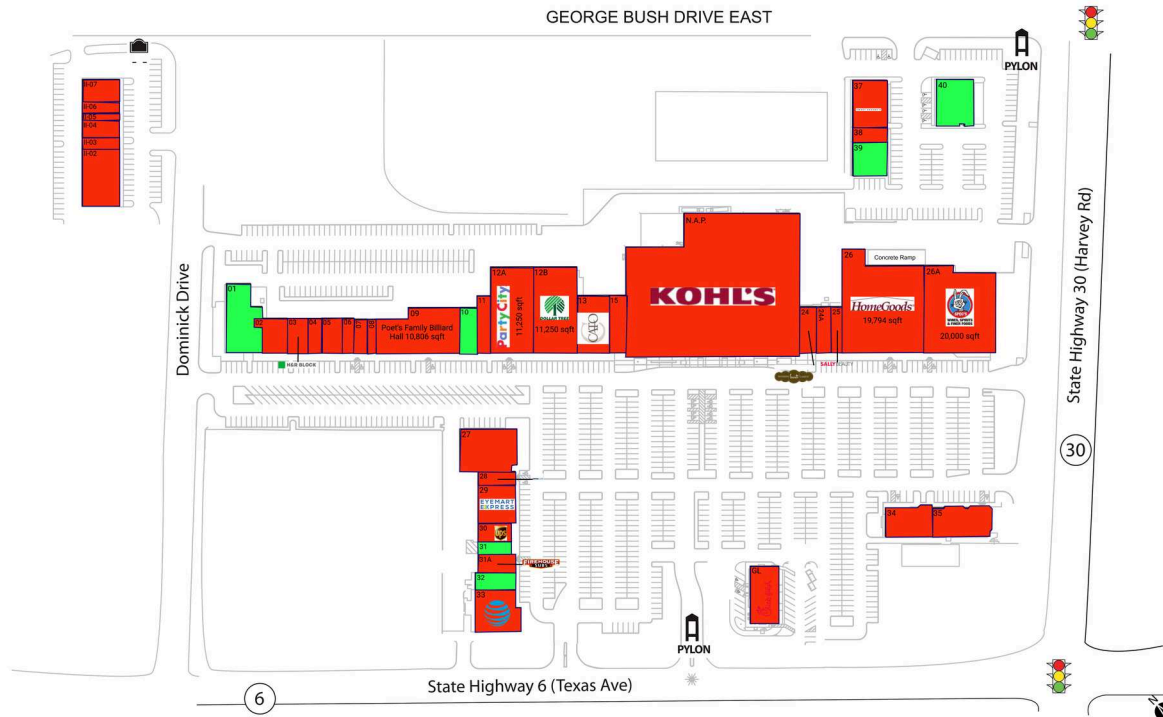
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Available Space

01	6,385 SF
10	2,400 SF
31	1,286 SF
32	2,030 SF
39	3,600 SF
40	5,265 SF

Current Retailers

GL	Chick-fil-A	4,000 SF	12A	Party City	11,250 SF
II-02	Brazos Valley Barbell	6,000 SF	12B	Dollar Tree	11,250 SF
II-03	Choi	1,200 SF	13	Cato	5,440 SF
II-04	Big Daddy's Tattoo Studio	1,800 SF	15	Grand Nail Spa	3,000 SF
			24	Nothing Bundt Cakes	2,480 SF
II-05	M.L.A. and Sons Enterprise Inc.	600 SF	24A	Brazos Running Company	1,520 SF
II-06	CentroAmerica Restaurante	1,195 SF	25	Sally Beauty Supply	1,600 SF
II-07	Shop N Go	2,335 SF	26	HomeGoods	19,794 SF
N.A.P.	Kohl's	70,362 SF	26A	Spec's	20,000 SF
02	Apex Salon & Cuttury	2,689 SF	27	Los Cucos Mexican Cafe	7,200 SF
03	H&R Block	2,400 SF	28	Supercuts	1,527 SF
04	Good Luck Good Time Tea House	1,243 SF	29	Eyemart Express	4,080 SF
			30	The UPS Store	1,920 SF
05	Tanaka Ramen	2,357 SF	31A	Firehouse Subs	1,884 SF
06	Honolulu Poke House	1,200 SF	33	AT&T	5,000 SF
			34	Napa Flats	5,162 SF
07	State Farm	1,400 SF	35	The Sleep Station	4,000 SF
08	Signature Brows	900 SF	37	Sweet Eugene's	4,900 SF
09	Poet's Family Billiard Hall	10,806 SF	38	House Of Java	
11	Painting With A Twist	2,000 SF		Joy Luck Delivery	1,500 SF



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