



College Station-Bryan, TX
CENTRAL STATION

30.61714, -96.319177
 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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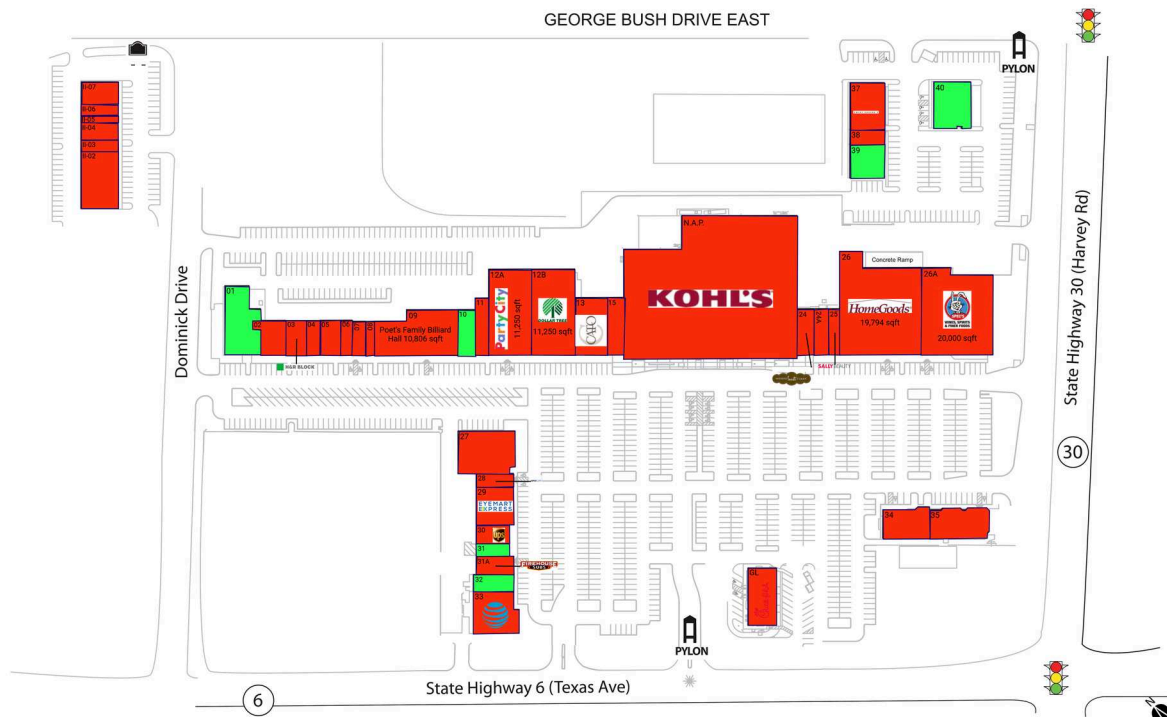
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AVAILABLE SPACE

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

CURRENT RETAILERS

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



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