

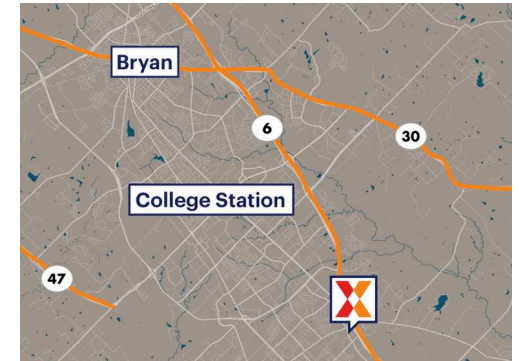


College Station-Bryan, TX

ROCK PRAIRIE CROSSING

30.582533, -96.285722
3501-3535 Longmire Road | College Station, TX 77845

CENTER SIZE: 118,700 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	9,244	69,964	124,867
🏠	3,433	27,460	46,937
💰	\$94,036	\$78,683	\$74,002

Located between Scott & White College Station Hospital and College Station Medical Center

Highly trafficked center with Kroger drawing an average of 25,000+ customers/week

Strong daytime population of 62,000+ within 3 miles

Neighborhood center with diverse mix of retail, service and dining options to serve daily needs

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AVAILABLE SPACE

21	2,681 SF
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CURRENT RETAILERS

N.A.P.	Prosperity Bank	
01	Cotton Patch Cafe	4,200 SF
02	Freebirds World Burrito	2,950 SF
03	Kolache Rolf's Pastries	1,210 SF
04	Face Logic	1,359 SF
05	Angel Nails	1,205 SF
06	Balboa's Barber Studio	1,400 SF
07	American Shaman	1,400 SF
08	Eyetrend's	2,200 SF
09	Witt's End Boutique	3,246 SF
10	Hallmark	4,200 SF
11	Kroger	63,373 SF
12	Double Dave's Pizzaworks	3,450 SF
13	Any Lab Test Now	1,205 SF
14	Jimmy John's	1,250 SF
17	Specâ€™s Liquor	5,500 SF
18	CVS/pharmacy	14,471 SF
19	T. Jin China Diner	1,800 SF
20	The UPS Store	1,600 SF

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