

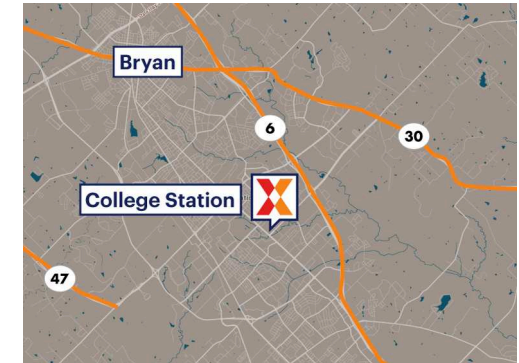
# Central Station

College Station-Bryan, TX

30.6171, -96.3192  
1505 S Texas Avenue. | College Station, TX 77840



**Center Size:** 178,245 SF



Demographics	1 Mile	3 Mile	5 Mile
	15,055	104,191	176,224
	6,797	38,193	66,557
	\$46,192	\$62,820	\$72,392

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 77,000+ students

Featuring diverse tenant mix of regional and national tenants including HomeGoods, Spec's & Los Cucos Mexican Café, Central Station draws 11,700 visits/day and over 4.3M annual visits (based on CreditIntell)

# Central Station

College Station-Bryan, TX

30.6171, -96.3192  
1505 S Texas Avenue. | College Station, TX 77840



## Available Space

II-02	6,000 SF
02	2,689 SF
05	2,357 SF
11	2,000 SF
24A	1,520 SF
25	1,600 SF
31	1,286 SF

## Current Retailers

GL	Chick-fil-A	4,000 SF	15	Grand Nail Spa	3,000 SF
II-03	Choi	1,200 SF	24	Nothing Bundt Cakes	2,480 SF
II-04	Big Daddy's Tattoo Studio	1,800 SF	26	HomeGoods	19,794 SF
II-05	M.L.A. and Sons Enterprise Inc.	600 SF	26A	Spec's	20,000 SF
II-06	CentroAmerica Restaurante	1,195 SF	27	Los Cucos Mexican Cafe	7,200 SF
II-07	Shop N Go	2,335 SF	28	Supercuts	1,527 SF
N.A.P.	Kohl's	70,362 SF	29	Eyemart Express	4,080 SF
01	The Cut Axe Throwing	6,281 SF	30	The UPS Store	1,920 SF
03	H&R Block	2,400 SF	31A	Firehouse Subs	1,884 SF
04	Good Luck Good Time Tea House	1,243 SF	32	Fast and Furious Japanese Grill	2,030 SF
06	Honolulu Poke House	1,200 SF	33	AT&T	5,000 SF
07	State Farm	1,400 SF	34	Napa Flats	5,162 SF
08	Cinnaholic	900 SF	35	The Sleep Station	4,000 SF
09	Poet's Family Billiard Hall	10,806 SF	37	Sweet Eugene's House of Java	4,900 SF
10	Legacy Athletics	2,400 SF	38	Wanna Taco	1,500 SF
12A	Party City	11,250 SF	39	Gracie Barra	3,600 SF
12B	Dollar Tree	11,250 SF	40	iWon Korean BBQ & Hot Pot	6,912 SF
13	Cato	5,440 SF			

1869