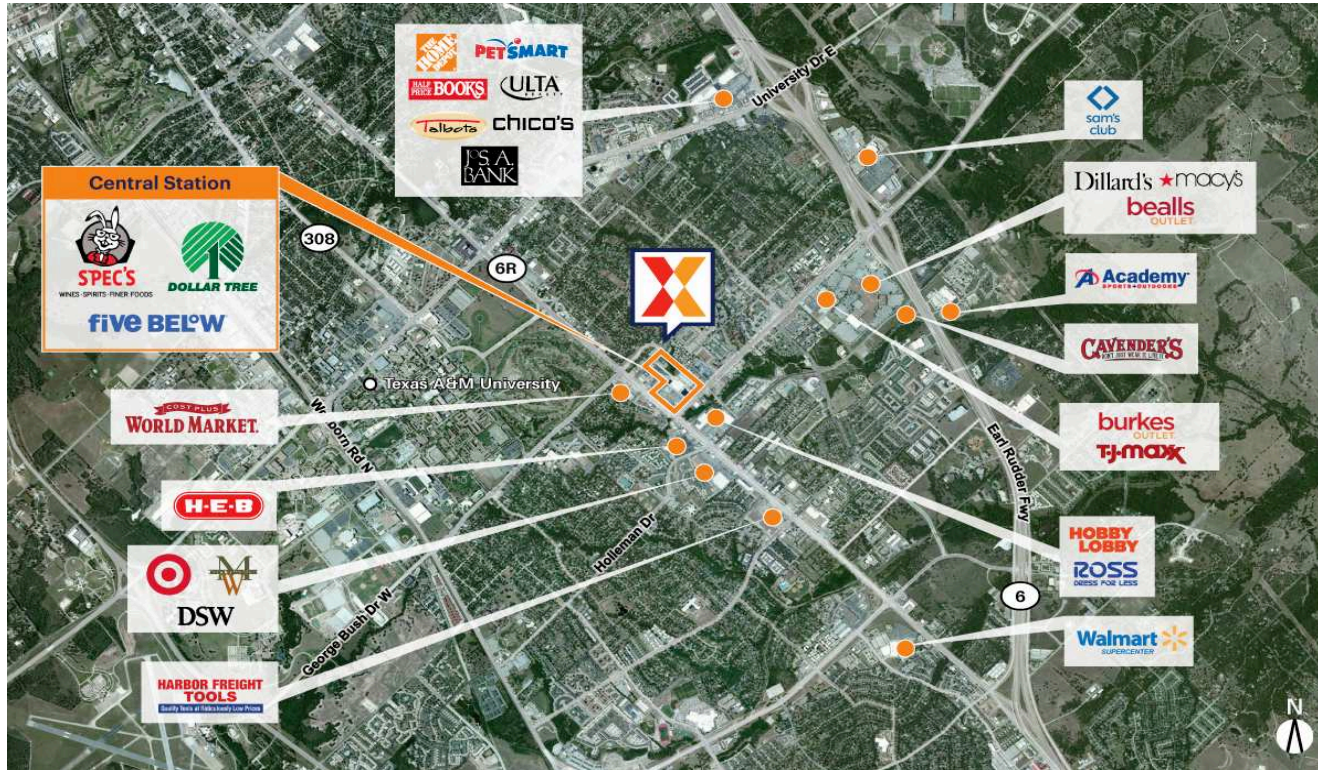


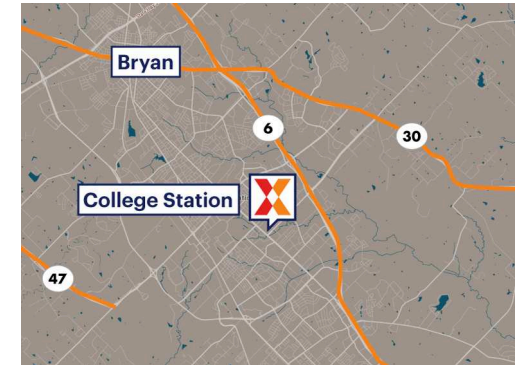
Central Station

College Station-Bryan, TX

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



Center Size: 178,141 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

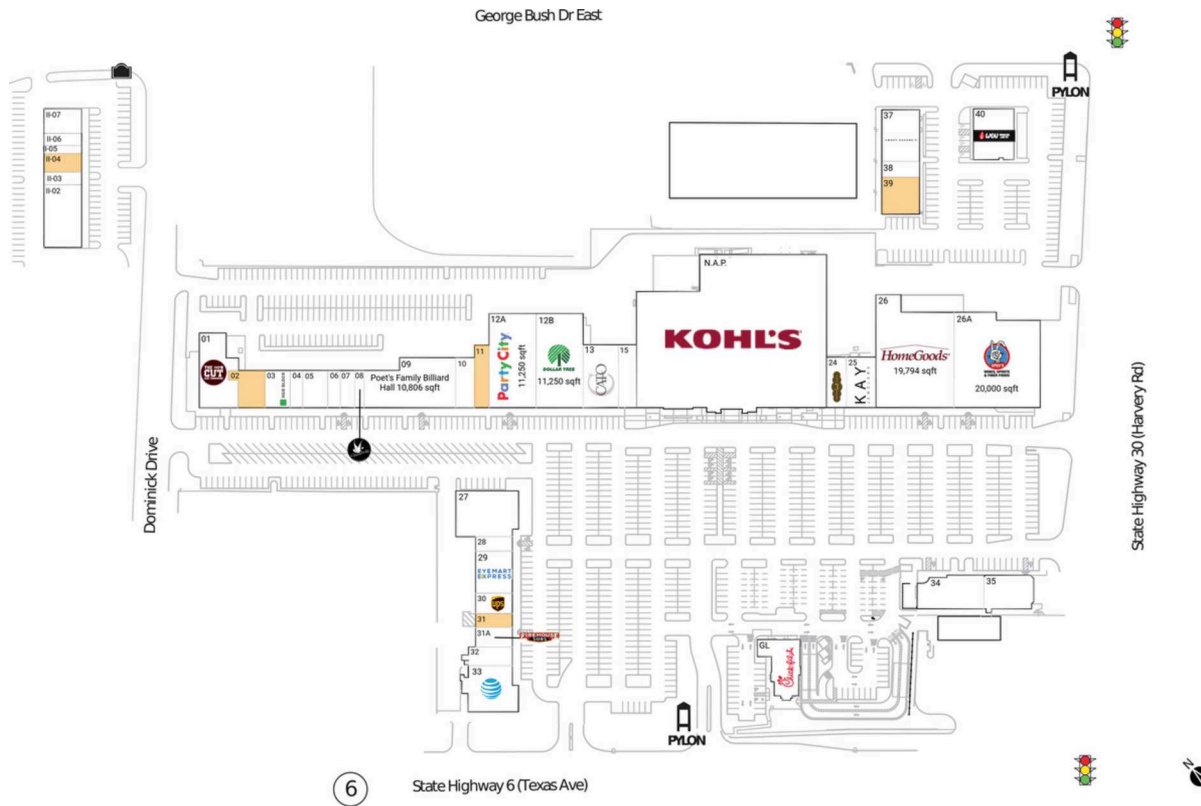
Located in the heart of Aggieland, just a ¼ mile from Texas A&M University with 77,000+ students

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)

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Available Space

II-04	1,800 SF
02	2,689 SF
11	2,000 SF
31	1,286 SF
39	3,600 SF

Current Retailers

GL	Chick-fil-A	4,000 SF
II-02	Occupied	6,000 SF
II-03	Choi	1,200 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
01	The Cut Axe Throwing	6,281 SF
03	H&R Block	2,400 SF
04	Good Luck Good Time Tea House	1,243 SF
05	Occupied	2,357 SF
06	Tao Rice Roll	1,200 SF
07	State Farm	1,400 SF
08	Cinnaholic	900 SF
09	Poet's Family Billiard Hall	10,806 SF
10	Legacy Athletics	2,400 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
25	Kay Jewelers	3,120 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
32	Fast and Furious Japanese Grill	2,030 SF
33	AT&T	5,000 SF
34	Napa Flats	5,162 SF
35	The Sleep Station	4,000 SF
37	Sweet Eugene's House of Java	4,900 SF
38	Wanna Taco	1,500 SF
40	iWon Korean BBQ & Hot Pot	6,912 SF