

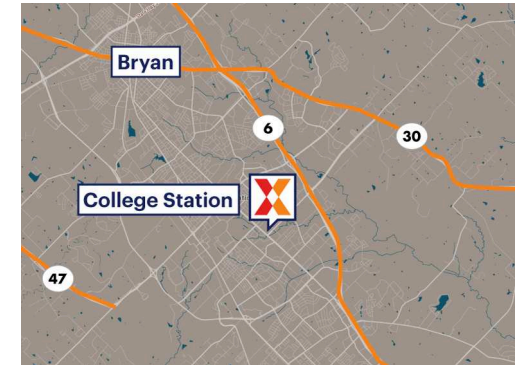
Central Station

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
	10,792	94,388	168,743
	4,752	33,474	62,757
	\$48,594	\$68,659	\$81,771

Located in the heart of Aggieland, just a ¼ mile from Texas A&M University with 72K+ students and 11K+ employees (TAMU 2024) plus strong daytime population of 135K+ within 3 miles

Highly trafficked center drawing an estimated 3.4M+ annual visits and 9.3K visits/day (Placer.ai 2024)

High visibility at prominent intersection of Texas Ave with 37K+ vehicles daily and Harvey Rd with 16K+ vehicles daily (Kalibrate 2020)

Surrounded by a dense population of 94K+, plus 49% with a college education within a 3-mile radius

Benefit from traffic draw of strong national and regional retailers such as HomeGoods, Spec's & Los Cucos Mexican Café

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Available Space

II-04	1,800 SF
02	2,689 SF
11	2,000 SF
12A	11,250 SF
31	1,286 SF
39	3,600 SF

Current Retailers

GL	Chick-fil-A	4,000 SF	15	Grand Nail Spa	3,000 SF
II-02	Occupied	6,000 SF	24	Nothing Bundt Cakes	2,480 SF
II-03	Choi	1,200 SF		Kay Jewelers	3,120 SF
II-05	M.L.A.and Sons	600 SF	25	HomeGoods	19,794 SF
	Enterprise Inc.		26	Spec's	20,000 SF
II-06	CentroAmerica	1,195 SF	26A	Los Cucos	7,200 SF
	Restaurante		27	Mexican Cafe	
II-07	Shop N Go	2,335 SF		Supercuts	1,527 SF
N.A.P.	Kohl's	70,362 SF	28	Eyemart Express	4,080 SF
01	The Cut Axe Throwing	6,281 SF	29	The UPS Store	1,920 SF
03	H&R Block	1,200 SF	31A	Firehouse Subs	1,884 SF
3A	Avis	1,200 SF	32	Fast and Furious Japanese Grill	2,030 SF
04	Good Luck Good Time Tea House	1,243 SF	33	AT&T	5,000 SF
05	Occupied	2,357 SF	34	Napa Flats	5,162 SF
06	Tao Rice Roll	1,200 SF	35	The Sleep Station	4,000 SF
07	State Farm	1,400 SF	37	Sweet Eugene's	4,900 SF
08	Cinnaholic	900 SF		House of Java	
09	Poet's Family Billiard Hall	10,806 SF	38	Wanna Taco	1,500 SF
10	Legacy Athletics	2,400 SF	40	iWon Korean BBQ & Hot Pot	6,912 SF
12B	Dollar Tree	11,250 SF			
13	Cato	5,440 SF			