

Central Station

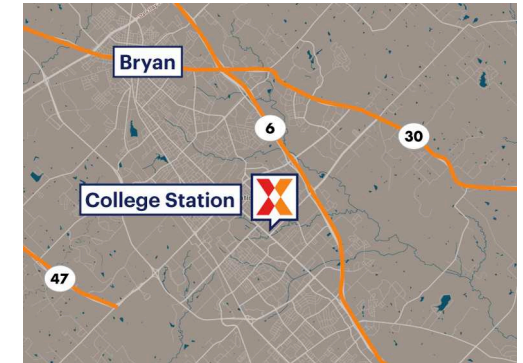
College Station-Bryan, TX

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 |
| 39 | 3,600 SF |

Current Retailers

| | | | | | |
|--------|---------------------------------|-----------|-----|---------------------------------|-----------|
| GL | Chick-fil-A | 4,000 SF | 24 | Nothing Bundt Cakes | 2,480 SF |
| II-02 | Occupied | 6,000 SF | | Kay Jewelers | 3,120 SF |
| II-03 | Choi | 1,200 SF | 25 | HomeGoods | 19,794 SF |
| II-05 | M.L.A. and Sons Enterprise Inc. | 600 SF | 26 | Spec's | 20,000 SF |
| II-06 | CentroAmerica Restaurante | 1,195 SF | 26A | Los Cucos Mexican Cafe | 7,200 SF |
| II-07 | Shop N Go | 2,335 SF | 27 | 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 | 30 | Midnight Cravingz | 1,286 SF |
| 3A | Avis | 1,200 SF | 31 | Firehouse Subs | 1,884 SF |
| 04 | Good Luck Good Time Tea House | 1,243 SF | 31A | Fast and Furious Japanese Grill | 2,030 SF |
| 05 | Occupied | 2,357 SF | 32 | AT&T | 5,000 SF |
| 06 | Tao Rice Roll | 1,200 SF | 33 | Napa Flats | 5,162 SF |
| 07 | State Farm | 1,400 SF | 34 | The Sleep Station | 4,000 SF |
| 08 | Cinnaholic | 900 SF | 35 | Sweet Eugene's | 4,900 SF |
| 09 | Poet's Family Billiard Hall | 10,806 SF | 37 | House of Java | |
| 10 | Legacy Athletics | 2,400 SF | 38 | Wanna Taco | 1,500 SF |
| 12B | Dollar Tree | 11,250 SF | 40 | iWon Korean BBQ & Hot Pot | 6,912 SF |
| 13 | Cato | 5,440 SF | | | |
| 15 | Grand Nail Spa | 3,000 SF | | | |

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