

Central Station

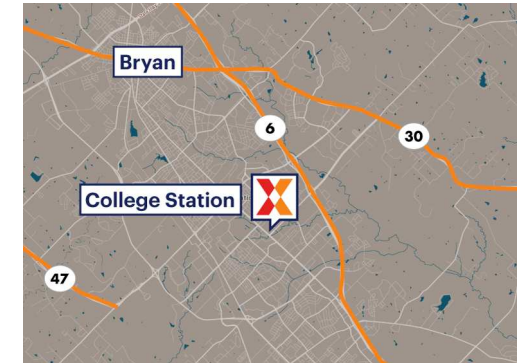
College Station-Bryan, TX

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

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	600 SF	26	Spec's	20,000 SF
	Enterprise Inc.		26A	Los Cucos	7,200 SF
II-06	CentroAmerica	1,195 SF	27	Mexican Cafe	
	Restaurante			Supercuts	1,527 SF
II-07	Shop N Go	2,335 SF	28	Eyemart Express	4,080 SF
N.A.P.	Kohl's	70,362 SF	29	The UPS Store	1,920 SF
01	The Cut Axe	6,281 SF	30	Midnight Cravingz	1,286 SF
	Throwing		31	Firehouse Subs	1,884 SF
03	H&R Block	1,200 SF	31A	Fast and Furious	2,030 SF
3A	Avis	1,200 SF	32	Japanese Grill	
04	Good Luck Good	1,243 SF		AT&T	5,000 SF
	Time Tea House		33	Napa Flats	5,162 SF
05	Occupied	2,357 SF	34	The Sleep Station	4,000 SF
06	Tao Rice Roll	1,200 SF	35	Sweet Eugene's	4,900 SF
07	State Farm	1,400 SF	37	House of Java	
08	Cinnaholic	900 SF		Wanna Taco	1,500 SF
09	Poet's Family	10,806 SF	38	404 Gaming	3,600 SF
	Billiard Hall		39	Lounge	
10	Legacy Athletics	2,400 SF		iWon Korean BBQ	6,912 SF
12B	Dollar Tree	11,250 SF	40	& Hot Pot	
13	Cato	5,440 SF			
15	Grand Nail Spa	3,000 SF			