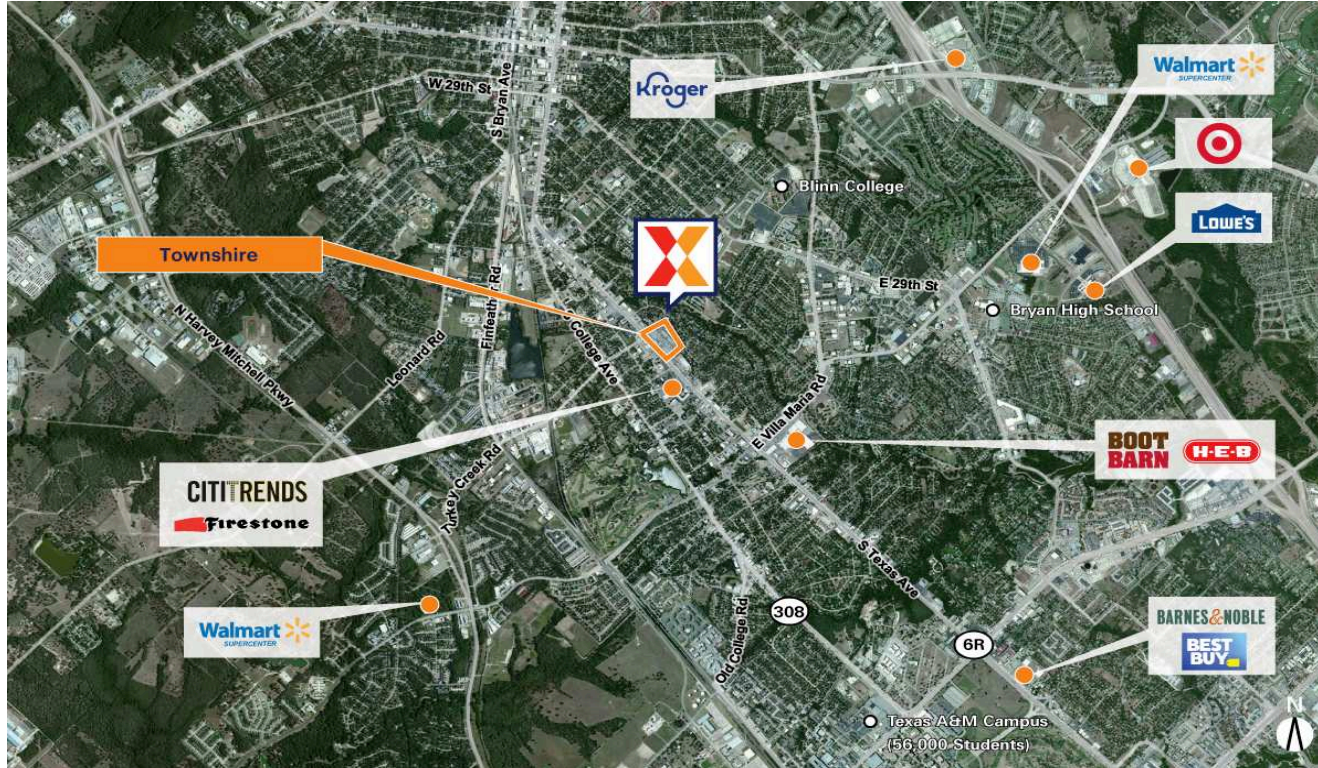


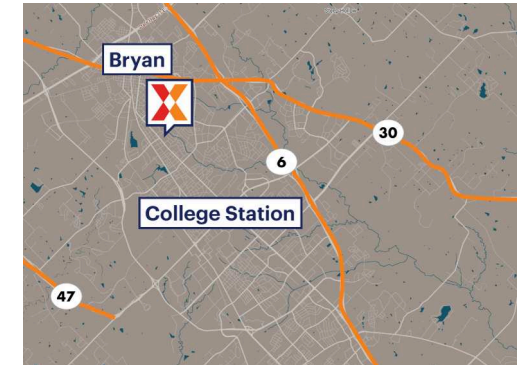
# Townshire

College Station-Bryan, TX

30.6516, -96.361  
1901-2027 South Texas Avenue | Bryan, TX 77802



Center Size: 136,887 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,195	88,896	159,290
	3,670	30,558	58,455
	\$61,302	\$60,662	\$64,861

Located at the SE Corner of S. Texas Ave (25,000 VPD) & Avondale Ave

Just south of downtown Bryan, west of Blinn College and 1 mile North of Texas A&M University the largest university in the state with 77,000+ students & 19,000 employees

Surrounded by a dense population of 88,000+ and a strong daytime population of more than 106,000+ within 3 miles due to the strong schools, industrial employment, and researchers in the bio-corridor

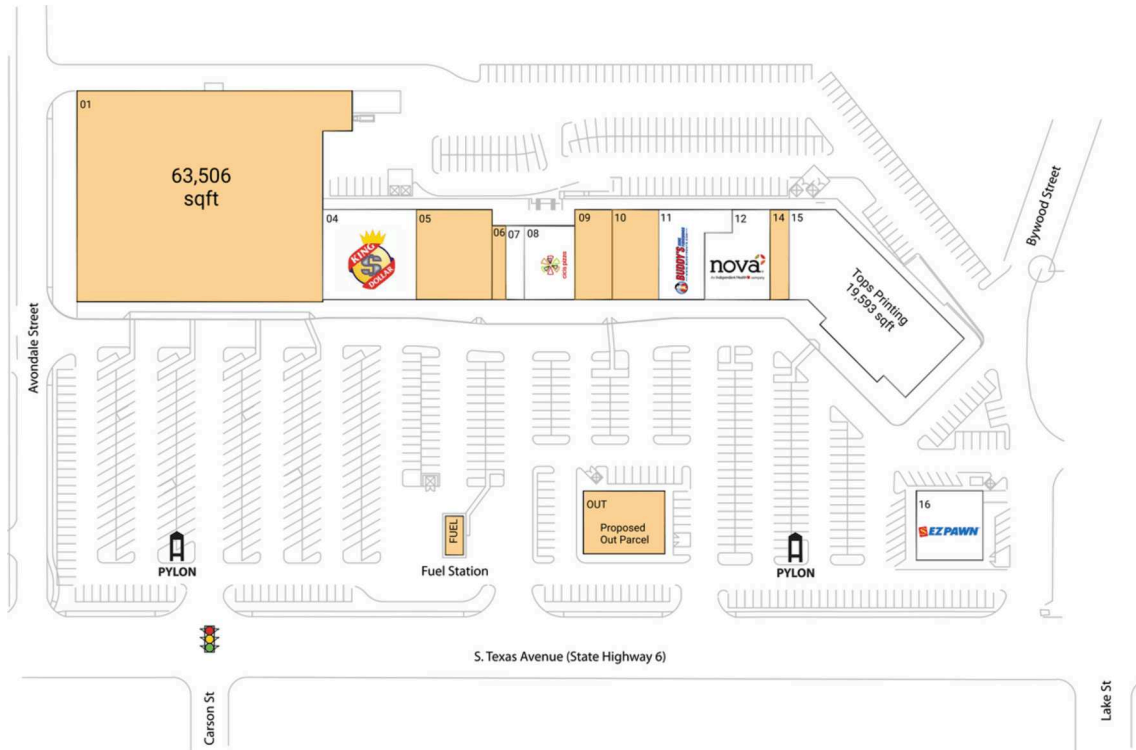
Bryan is centrally located as it sits 100-150 miles from Houston, San Antonio, Dallas & Austin

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## Available Space

FUEL	0 SF
01	63,506 SF
05	8,000 SF
06	1,200 SF
09	4,088 SF
10	5,000 SF
14	2,000 SF

## Pad Opportunities

OUT Pad	3,325 SF/0.1
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## Current Retailers

04	King Dollar	9,906 SF
07	Regional Finance	1,600 SF
08	Cici's Pizza	4,400 SF
11	Buddy's Home Furnishings	5,800 SF
12	Nova Healthcare	6,200 SF
15	Tops Printing	19,593 SF
16	EZ PAWN	5,400 SF

1485