

Central Station

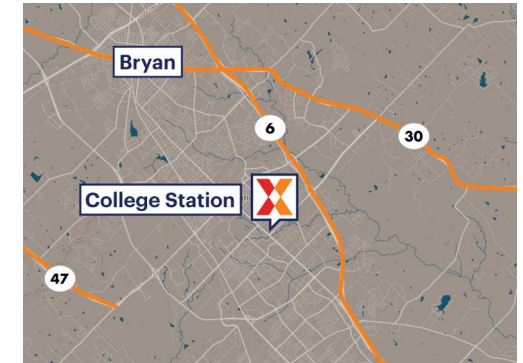
College Station-Bryan, TX

30.6171, -96.3192

1505 S Texas Avenue. | College Station, TX 77840



Center Size: 178,245 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

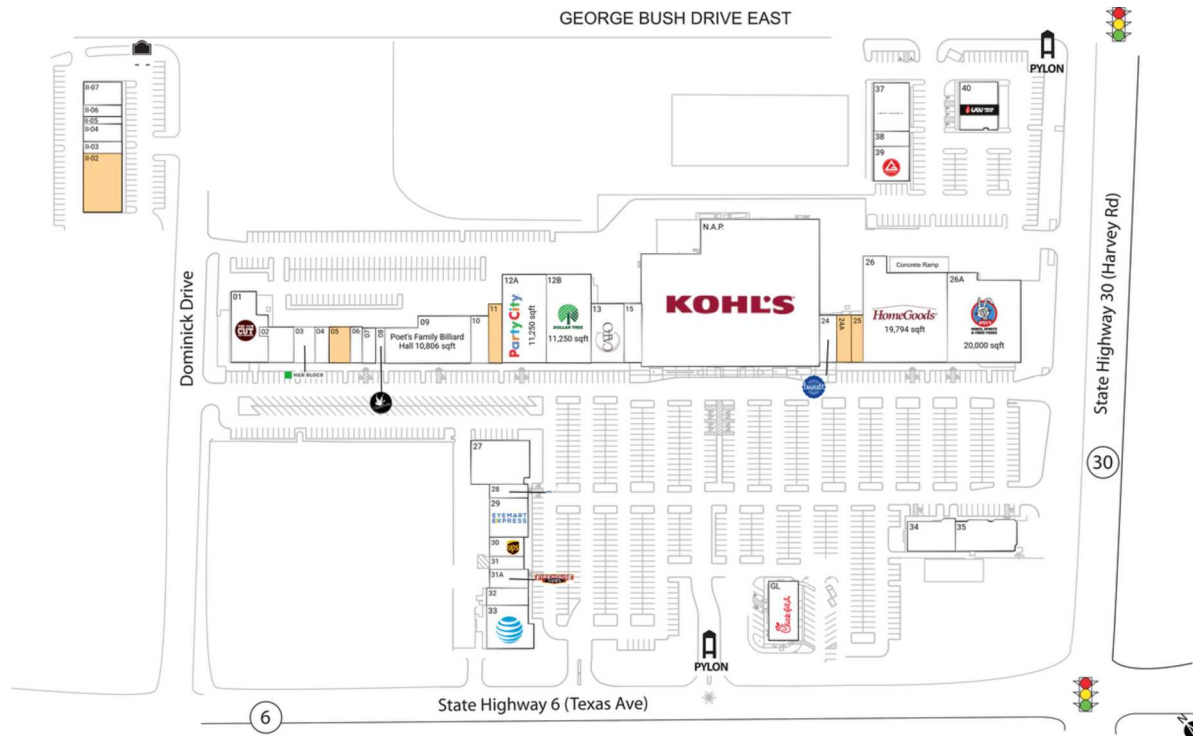
Featuring diverse tenant mix of regional and national tenants including HomeGoods, Spec's & Los Cucos Mexican Café, Central Station draws 11,700 visits/day and over 4.3M annual visits (based on CreditIntell)

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Available Space

II-02	6,000 SF
05	2,357 SF
11	2,000 SF
24A	1,520 SF
25	1,600 SF

Current Retailers

GL	Chick-fil-A	4,000 SF	13	Cato	5,440 SF
II-03	Choi	1,200 SF	15	Grand Nail Spa	3,000 SF
II-04	Big Daddy's	1,800 SF	24	Nothing Bundt	2,480 SF
	Tattoo Studio			Cakes	
II-05	M.L.A. and Sons	600 SF	26	HomeGoods	19,794 SF
	Enterprise Inc.		26A	Spec's	20,000 SF
II-06	CentroAmerica	1,195 SF	27	Los Cucos	7,200 SF
	Restaurante			Mexican Cafe	
II-07	Shop N Go	2,335 SF	28	Supercuts	1,527 SF
N.A.P.	Kohl's	70,362 SF	29	Eyemart Express	4,080 SF
01	The Cut Axe	6,281 SF	30	The UPS Store	1,920 SF
	Throwing		31	Rush Bowls	1,286 SF
02	Funky Cheveux	2,689 SF	31A	Firehouse Subs	1,884 SF
03	H&R Block	2,400 SF	32	Fast and Furious	2,030 SF
04	Good Luck Good	1,243 SF		Japanese Grill	
	Time Tea House		33	AT&T	5,000 SF
06	Honolulu Poke	1,200 SF	34	Napa Flats	5,162 SF
	House		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	10,806 SF	38	Wanna Taco	1,500 SF
	Billiard Hall		39	Gracie Barra	3,600 SF
10	Legacy Athletics	2,400 SF	40	iWon Korean BBQ	6,912 SF
12A	Party City	11,250 SF		& Hot Pot	
12B	Dollar Tree	11,250 SF			

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