

# Rock Prairie Crossing

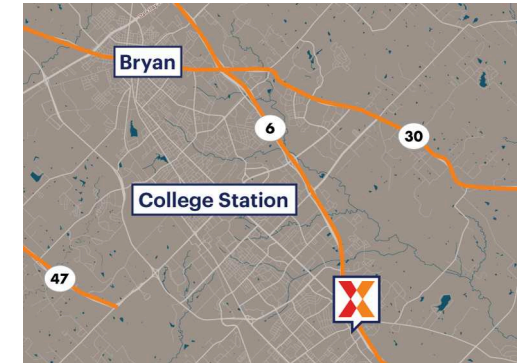
College Station-Bryan, TX

30.5825, -96.2857

3501-3535 Longmire Road | College Station, TX 77845



**Center Size:** 118,700 SF



| Demographics | 1 Mile    | 3 Mile   | 5 Mile   |
|--------------|-----------|----------|----------|
|              | 8,538     | 69,233   | 136,738  |
|              | 3,191     | 27,174   | 48,875   |
|              | \$101,940 | \$85,422 | \$81,854 |

Located between Scott & White College Station Hospital and College Station Medical Center

Kroger-anchored center with Spec's Liquors and a strong selection of fast casual and sit-down restaurants

Strong daytime population of 64,000+ within 3 miles

Neighborhood center with diverse mix of retail, service and dining options to serve daily needs

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## Available Space

|    |          |
|----|----------|
| 04 | 1,359 SF |
| 07 | 1,400 SF |

## Current Retailers

|        |                          |           |
|--------|--------------------------|-----------|
| N.A.P. | Prosperity Bank          | 0 SF      |
| 01     | Cotton Patch Cafe        | 4,200 SF  |
| 02     | Freebirds World Burrito  | 2,950 SF  |
| 03     | Kolache Rolf's Pastries  | 1,210 SF  |
| 05     | Angel Nails              | 1,205 SF  |
| 06     | Balboa's Barber Studio   | 1,400 SF  |
| 08     | Scenthound               | 2,200 SF  |
| 09     | Witt's End Boutique      | 3,246 SF  |
| 10     | Hallmark                 | 4,200 SF  |
| 11     | Kroger                   | 63,373 SF |
| 12     | Double Dave's Pizzaworks | 3,450 SF  |
| 13     | Any Lab Test Now         | 1,205 SF  |
| 14     | Jimmy John's             | 1,250 SF  |
| 17     | Spec's                   | 5,500 SF  |
| 18     | CVS/pharmacy             | 14,471 SF |
| 19     | T. Jin China Diner       | 1,800 SF  |
| 20     | The UPS Store            | 1,600 SF  |
| 21     | Bank of America          | 2,681 SF  |

1716