

Rock Prairie Crossing

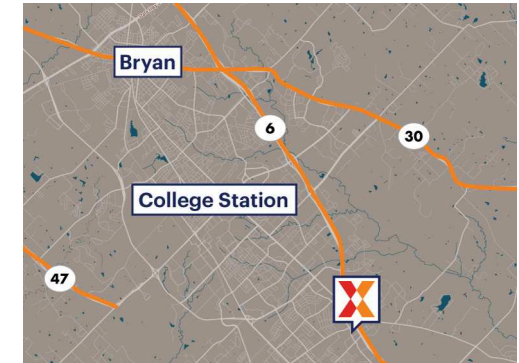
College Station-Bryan, TX

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 off Hwy 6 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 |

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