

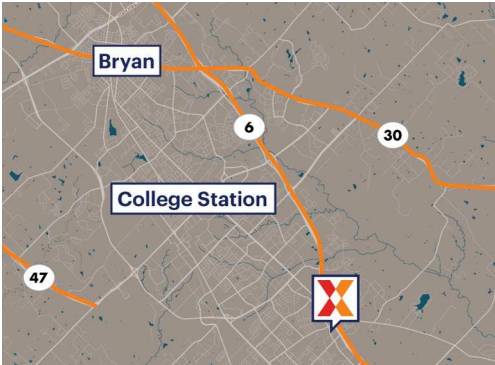
Rock Prairie Crossing

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
👤	8,504	67,868	128,840
🏠	3,173	26,308	44,822
💰	\$110,921	\$100,663	\$95,340

Kroger-anchored shopping center with CVS/ pharmacy, Spec's and a strong selection of fast casual and sit-down restaurants to serve daily needs

High visibility from 99K+ vehicles daily on Hwy 6 and 20K+ vehicles daily on Rock Prairie Rd (Kalibrate 2019, 2020)

Highly educated population as 58% have a college education within 3 miles

Strong daytime population of 64K+ within a 3-mile radius, plus nearby Texas A&M University with 72K+ students and 11K+ employees (TAMU 2024)

Located between St Joseph Health College Station Hospital with 147 beds and Baylor Scott & White Medical Center with 142 beds (Dept of Homeland Security 2024)

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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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