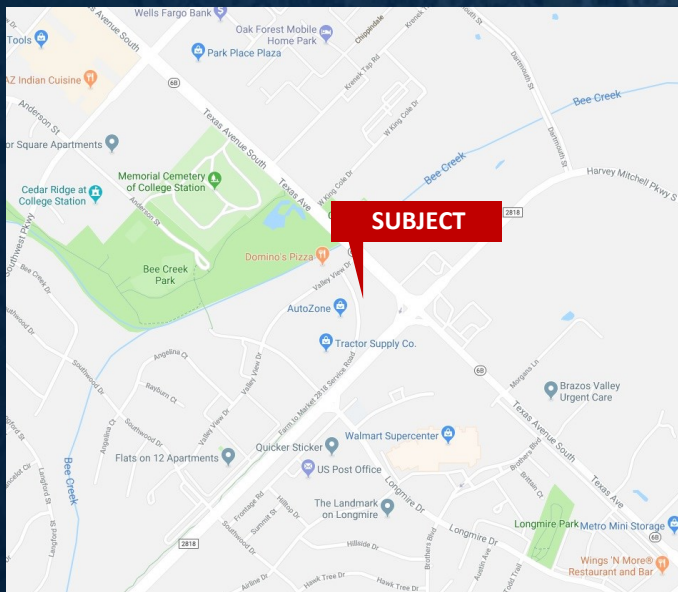


STATION PLAZA FREE STANDING BUILDING WITH DRIVE THRU

2700 Texas Ave

TXSRA.COM

COLLEGE STATION, TEXAS



RESTUARANT SPACE FOR LEASE ±1,400 SF FREE STANDING RESTAURANT & DRIVE THRU

| | |
|----------------------|-----------------|
| Rental Rate: | \$30.00/SF/Year |
| Min. Divisible: | ±1,400 SF |
| Max. Contiguous: | ±1,400 SF |
| Property Type: | Retail |
| Gross Leasable Area: | ±1,400 SF |
| Year Built: | 2018 |
| NNN Expenses: | \$5.00/SF/Year |
| Lot Size: | ±.6207Acres |
| Zoning: | Commercial |

For more information or to schedule a tour, please contact:

ROBERT YOUNG

979.324.1717 office

robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

Demographics 2015

| | 1mile | 3 miles | 5 miles |
|-------------------|----------------------|----------|----------|
| Population | 4,592 | 28,966 | 70,004 |
| Households | 1,521 | 10,361 | 27,385 |
| Average HH Income | \$33,886 | \$43,142 | \$51,893 |
| Traffic Count Avg | 58,000 VPD per TXDOT | | |

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Build Out



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Photos



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