

PLAZAS AT ROCK PRAIRIE

3995 HIGHWAY 6

TXSRA.COM

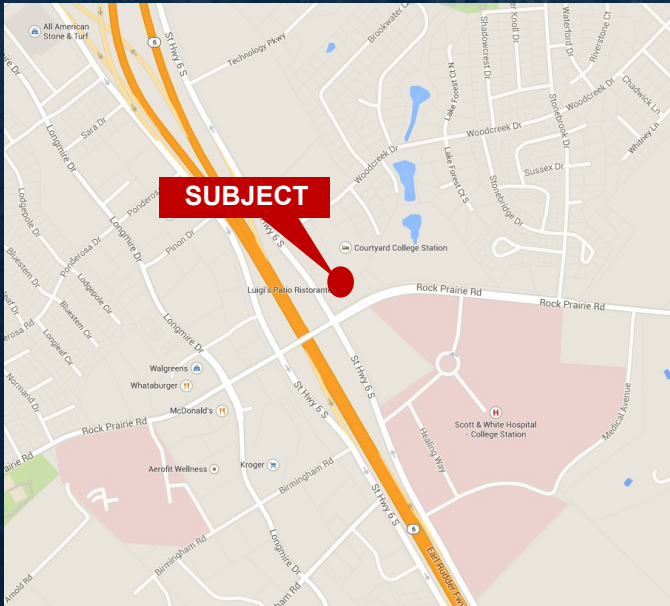
COLLEGE STATION, TEXAS 77845



SECOND GENERATION

RETAIL SPACE FOR LEASE **±5,000 SF** NEIGHBORHOOD CENTER

Rental Rate: \$25.00 SF
NNN: \$9.80/SF/YR
Min. Divisible: ±5,000 SF
Max. Divisible: ±5,000 SF
Property Type: Retail
Property Sub-Type: Neighborhood Retail
Gross Leasable Area: ±28,509 SF
Year Built: 2014
Zoning: Commercial



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

ROBERT YOUNG
979.431.5566 office
robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

Demographics 2020

	1mile	3 miles	5 miles
Population	7,884	68,371	125,041
Households	2,950	246,670	46,803
Average HH Income	\$94,778	\$83,694	\$78,507
Traffic Counts	90,420 VPD per txDot 2019		

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Elevation



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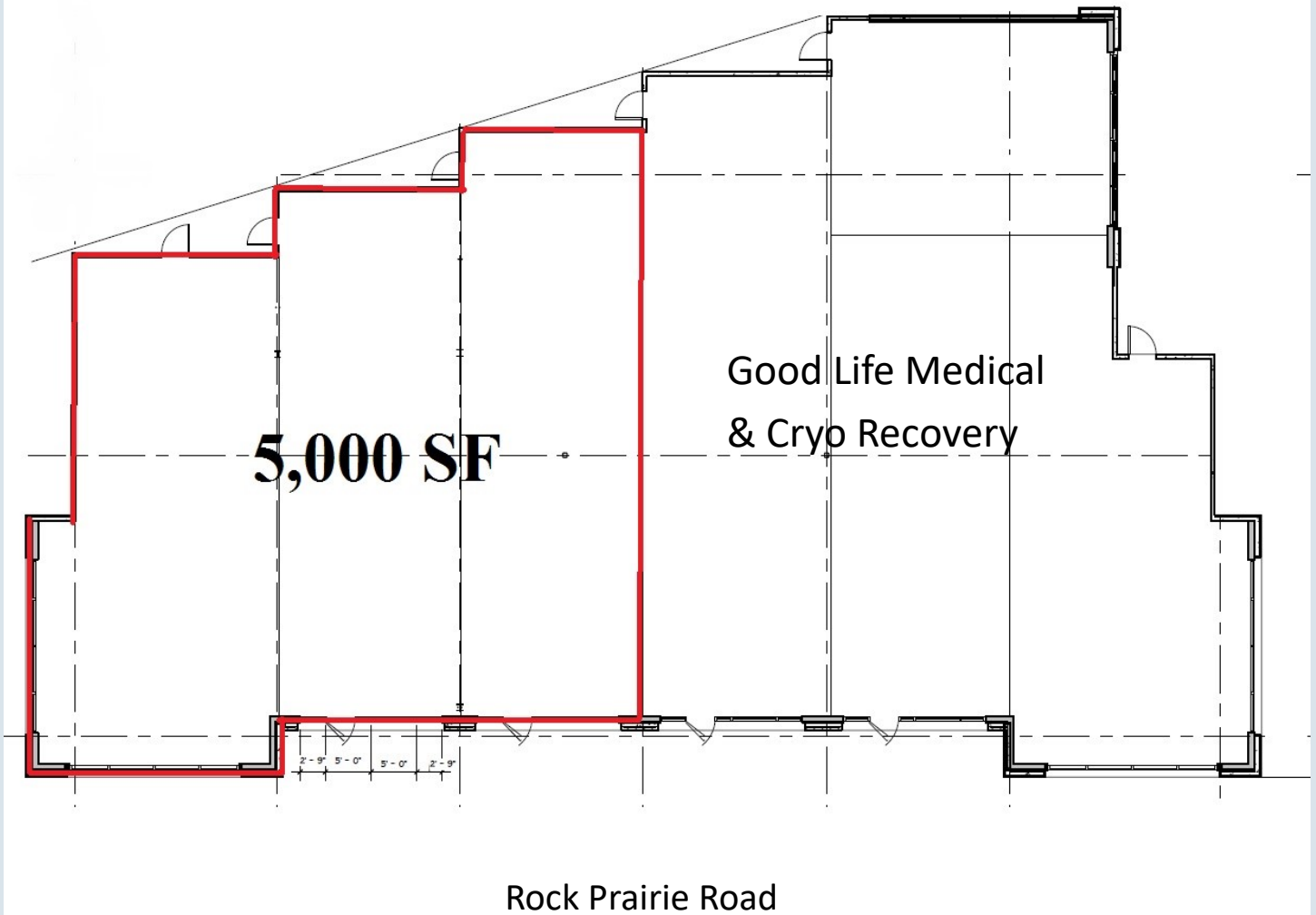
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Site Plan







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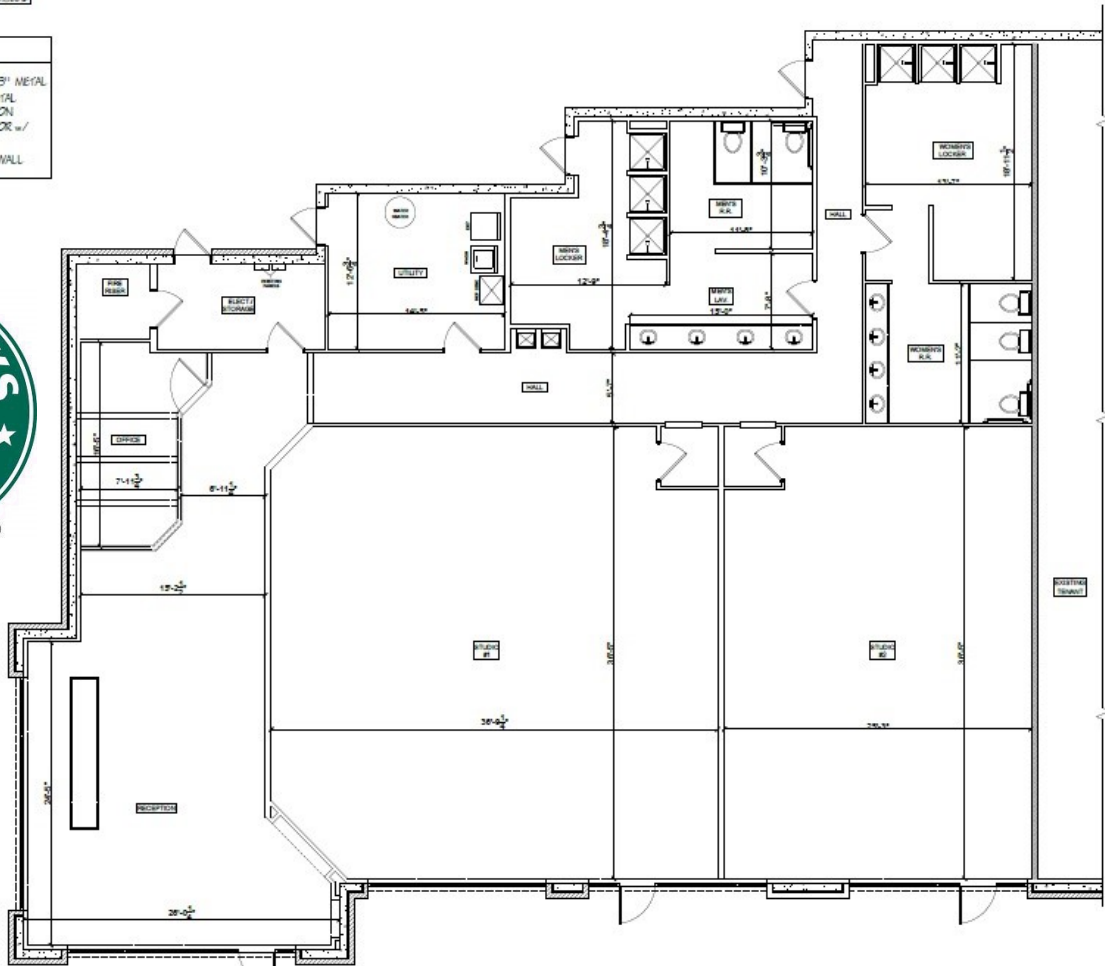
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Floor Plan

TOTAL AVAILABLE FLOORSPACE	4,282.00 SF
TOTAL LEASABLE SPACE	8,128.00 SF

WALL SCHEDULE	
	- EXISTING 5'-6" / 8" METAL
	- EXISTING 6" METAL TENANT SEPERATION
	- EXISTING EXTERIOR w/ BRICK
	- EXISTING TILT WALL



Rock Prairie Road

Aerial Retail Map



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