

Executive Summary



103 W 32ND STREET | 103 W 32ND , BRYAN, TX 77803



OFFERING SUMMARY

Available SF: 982 SF

Lease Rate: \$24.44 (NNN)

Lot Size: 0.14 Acres

Building Size: 982

Renovated: 2021

Zoning: Midtown Corridor

PROPERTY OVERVIEW

FOR LEASE - Brand new Downtown Bryan office/retail/live-work/flex building available. Great visibility from South College Dr. for traffic coming in/out of Downtown.

PROPERTY HIGHLIGHTS

- New Construction
- Downtown Bryan
- Flexible Space - Great for Barber, Salon, Gallery, Live/Work, Office
- Full Bathroom
- Great Natural Light
- Lots of Onsite Parking

PETER KRAMER
Broker
979.221.2929
pkramer@lkgra.com

RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



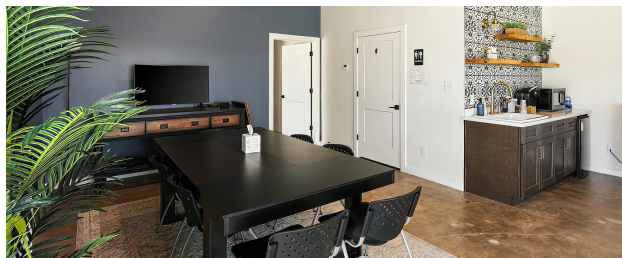
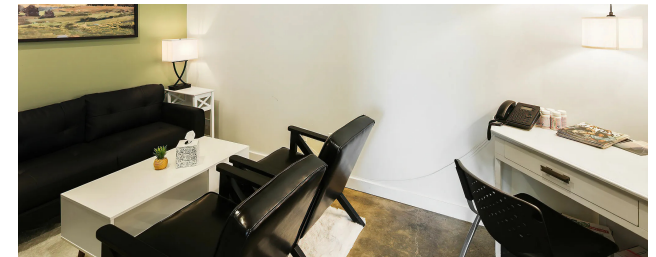
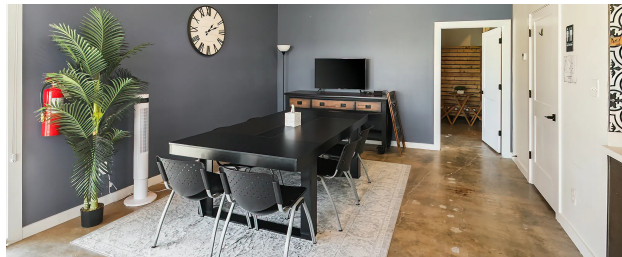
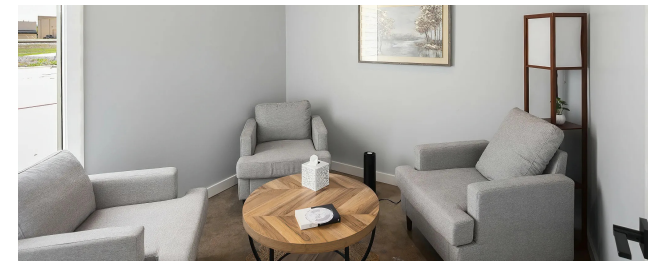
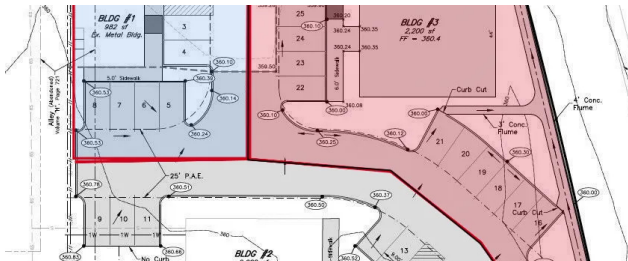
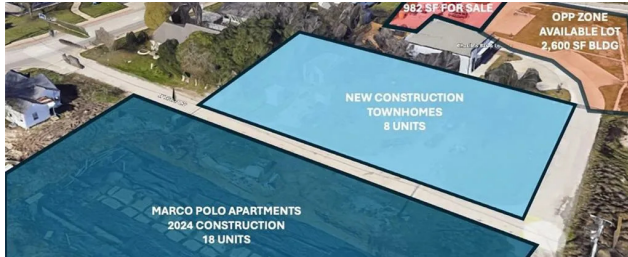
Retail Property For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Additional Photos



103 W 32ND STREET | 103 W 32ND, BRYAN, TX 77803



PETER KRAMER
Broker
979.221.2929
pkramer@lkgra.com

RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com

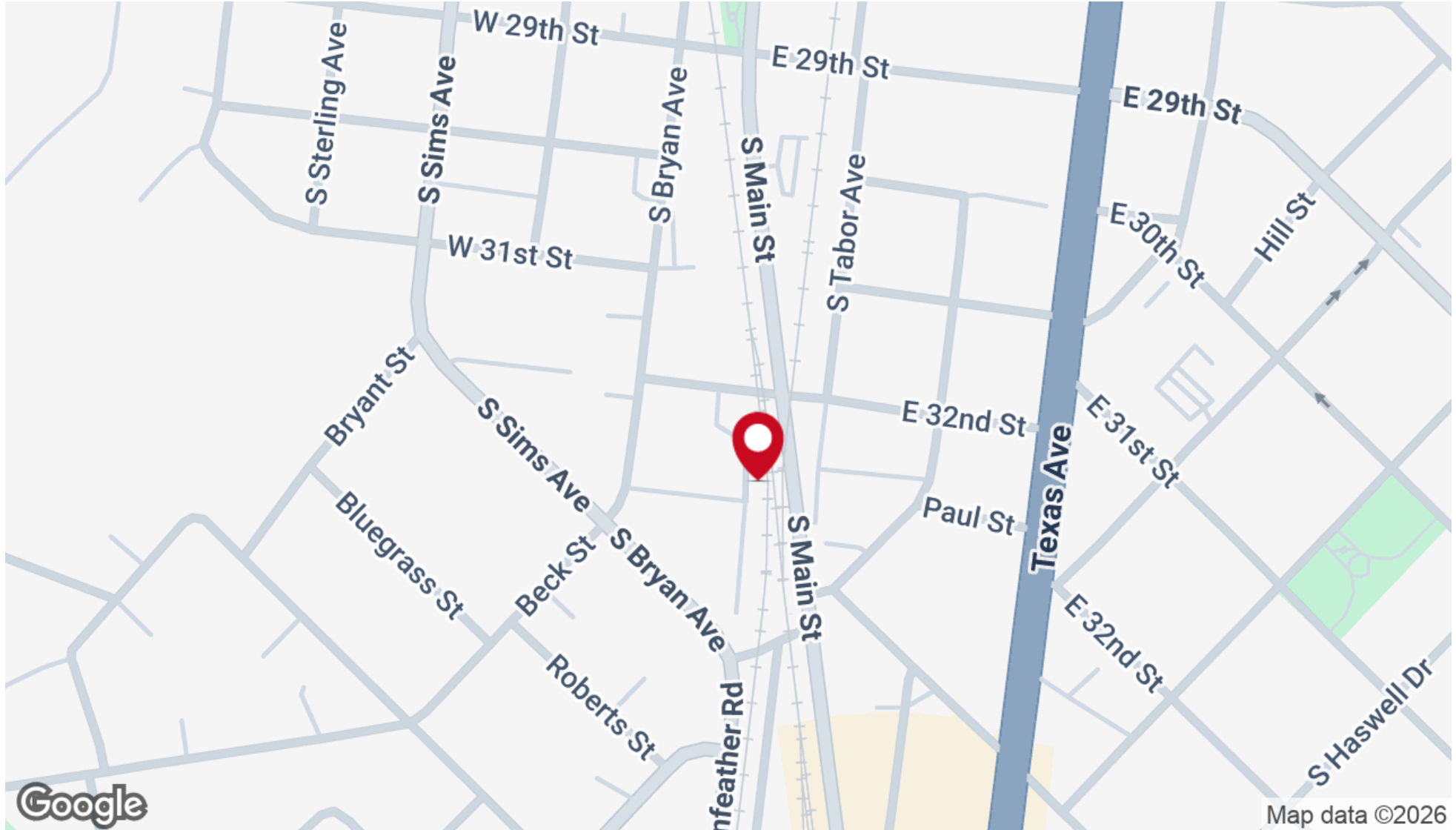


Retail Property For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Location Map

103 W 32ND STREET | 103 W 32ND , BRYAN, TX 77803



PETER KRAMER
Broker
979.221.2929
pkramer@lkgra.com

RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Retail Property For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

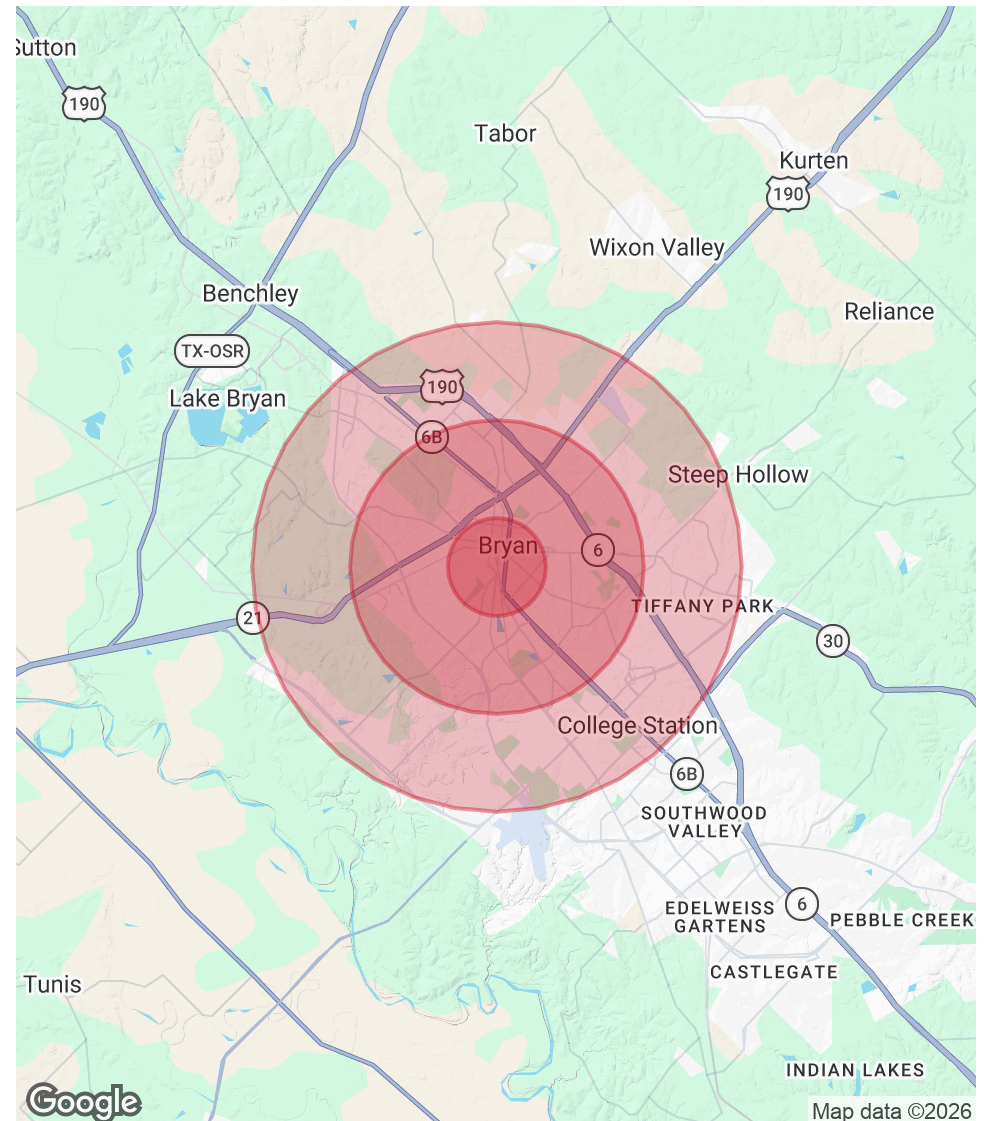
Demographics Map & Report

103 W 32ND STREET | 103 W 32ND , BRYAN, TX 77803

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,574	58,260	104,746
Average Age	25.7	27.7	26.7
Average Age (Male)	23.6	26.2	25.8
Average Age (Female)	28.2	29.2	27.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,959	20,155	34,951
# of Persons per HH	3.2	2.9	3.0
Average HH Income	\$40,193	\$43,636	\$43,405
Average House Value	\$87,288	\$109,940	\$118,423

2020 American Community Survey (ACS)



PETER KRAMER
Broker
979.221.2929
pkramer@lkgra.com

RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Retail Property For Lease



Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58,553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

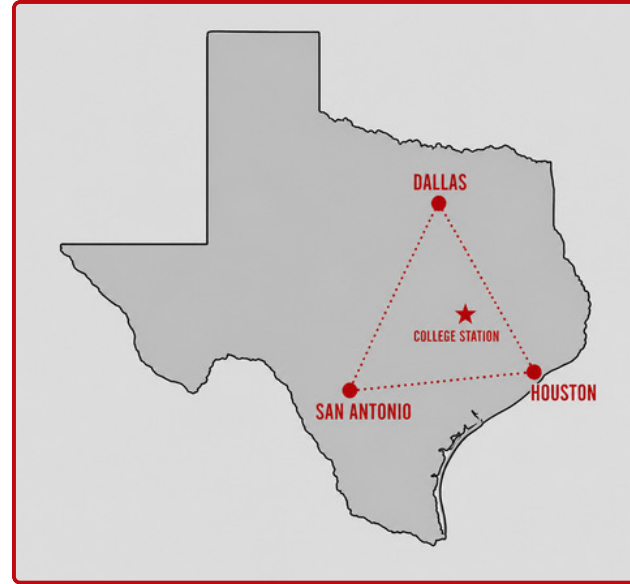


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.