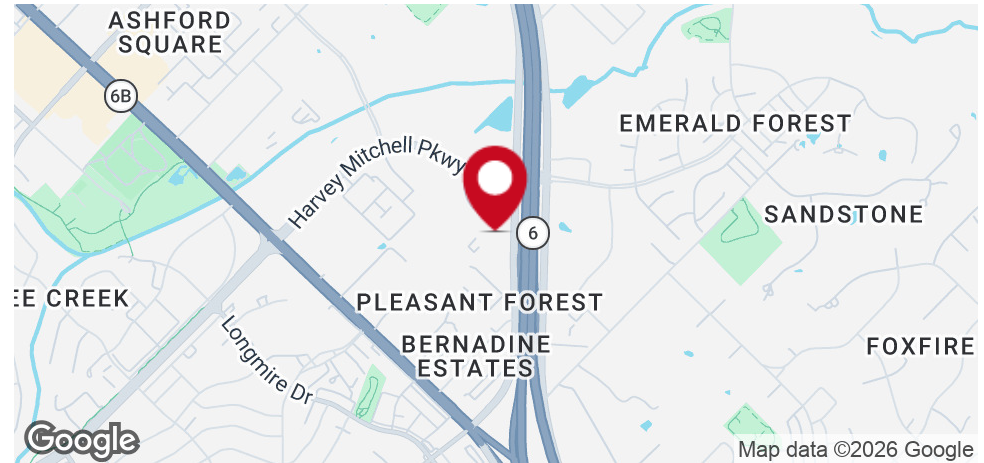


2700 Earl Rudder FWY

2700 EARL RUDDER FREEWAY | COLLEGE STATION, TX 77845



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$23.00 SF/yr (MG)
Lot Size:	2.0 Acres
Building Size:	4,000
Renovated:	2019
Zoning:	Commercial
Market:	Central College Station

PROPERTY OVERVIEW

Introducing 2700 Earl Rudder Freeway, a prime commercial property available for lease in College Station, TX. This modern space boasts a versatile layout, ideal for retail, office, or a creative use. With ample parking, easy access from the freeway for customers, this property offers convenience and opportunity for businesses. The interior features contemporary finishes, large glass roll up door for natural light, and a spacious floor plan that can be tailored to accommodate various business needs. Don't miss this opportunity to establish your business in a highly sought-after location. Inquire today about leasing this exceptional property.

PROPERTY HIGHLIGHTS

- 10x10' Glass Roll Up Door
- 2 ADA Bathrooms
- Easy Access Off HWY 6 Frontage
- Spacious Floor plan

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Office Building For Lease

Building Photos

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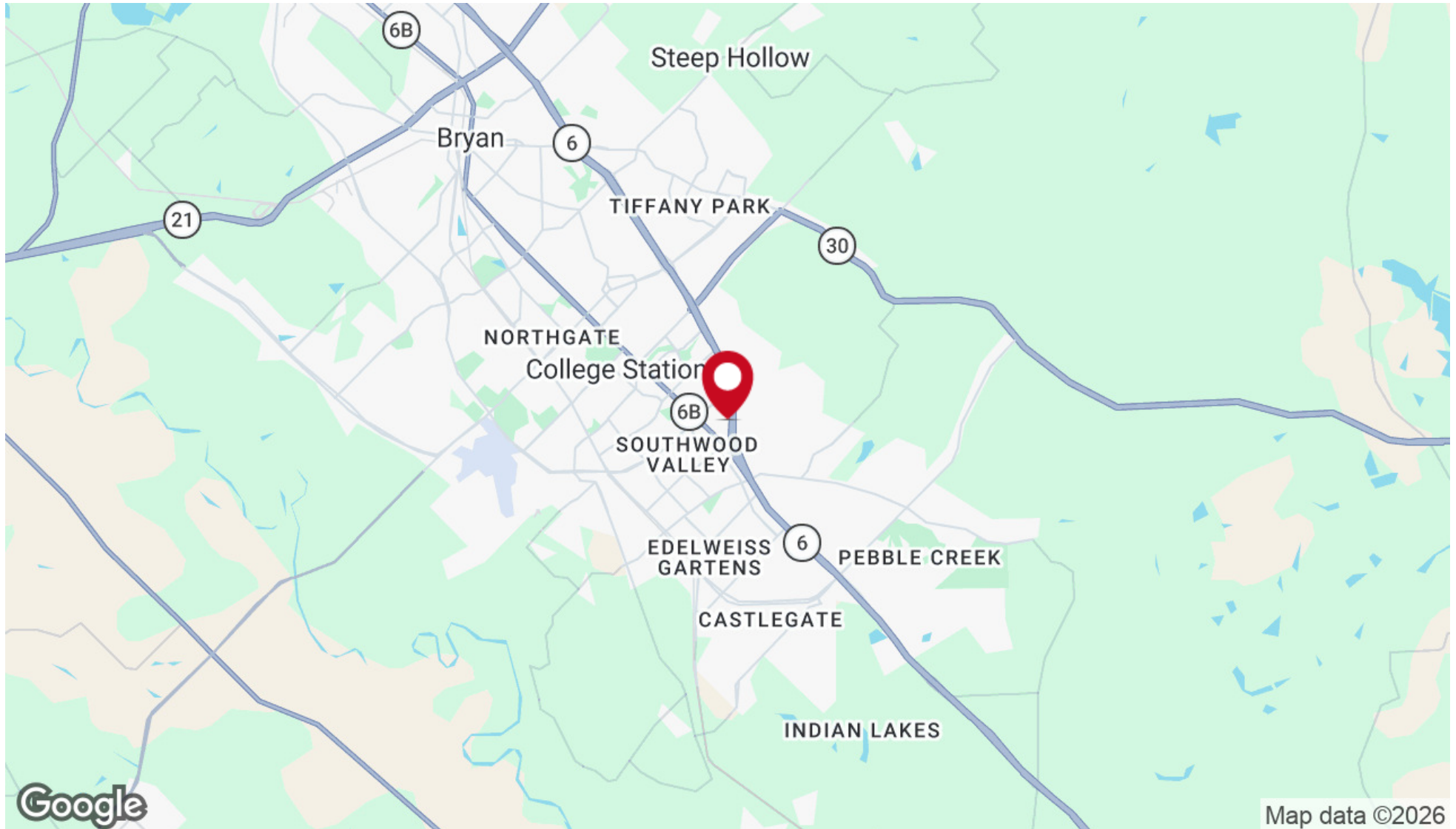
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Location Map

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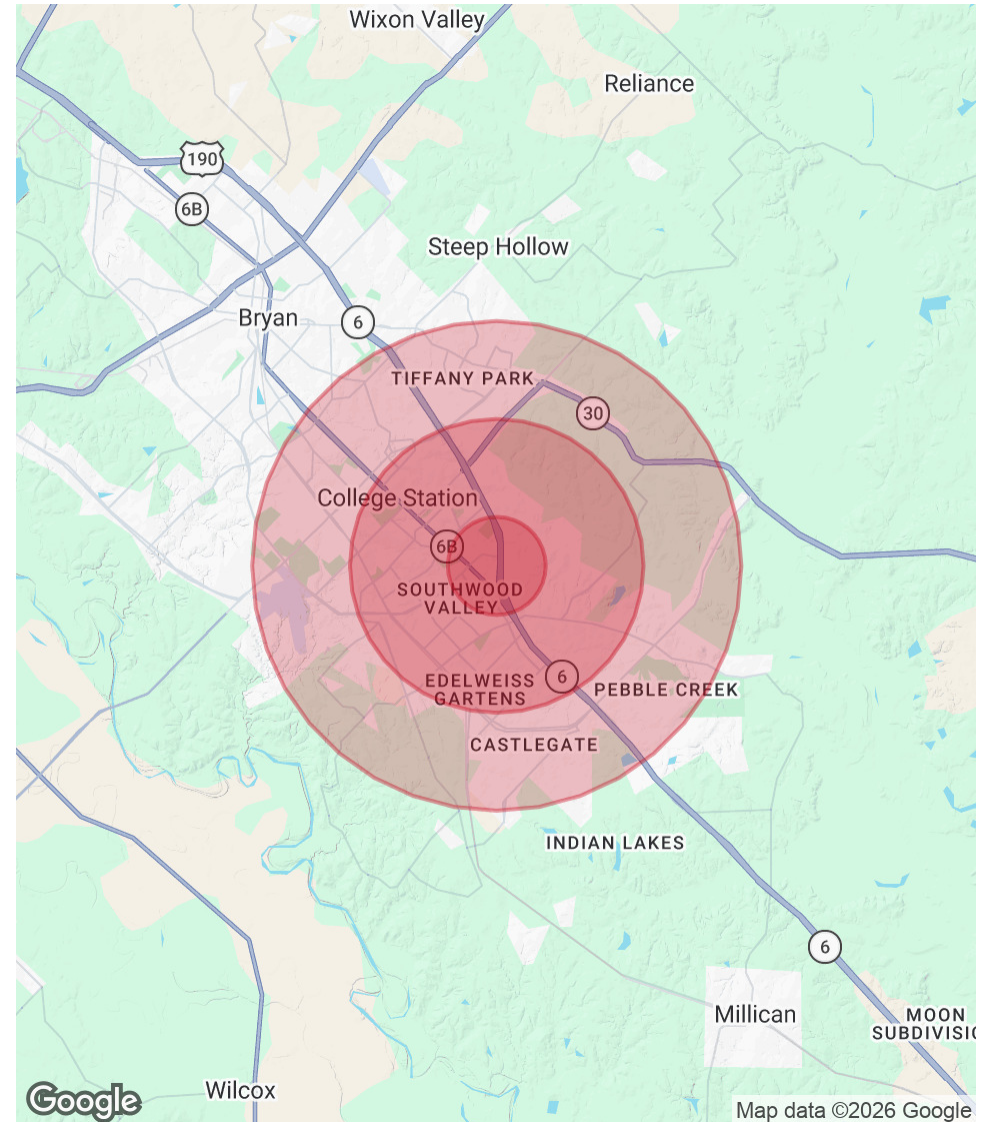
Demographics Map & Report

2700 EARL RUDDER FREEWAY | COLLEGE STATION, TX 77845

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,393	69,386	119,912
Average Age	25.6	25.0	25.7
Average Age (Male)	24.3	24.9	25.6
Average Age (Female)	26.4	25.0	25.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,695	26,057	43,427
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$61,979	\$55,092	\$54,302
Average House Value	\$224,898	\$213,865	\$206,102

2020 American Community Survey (ACS)



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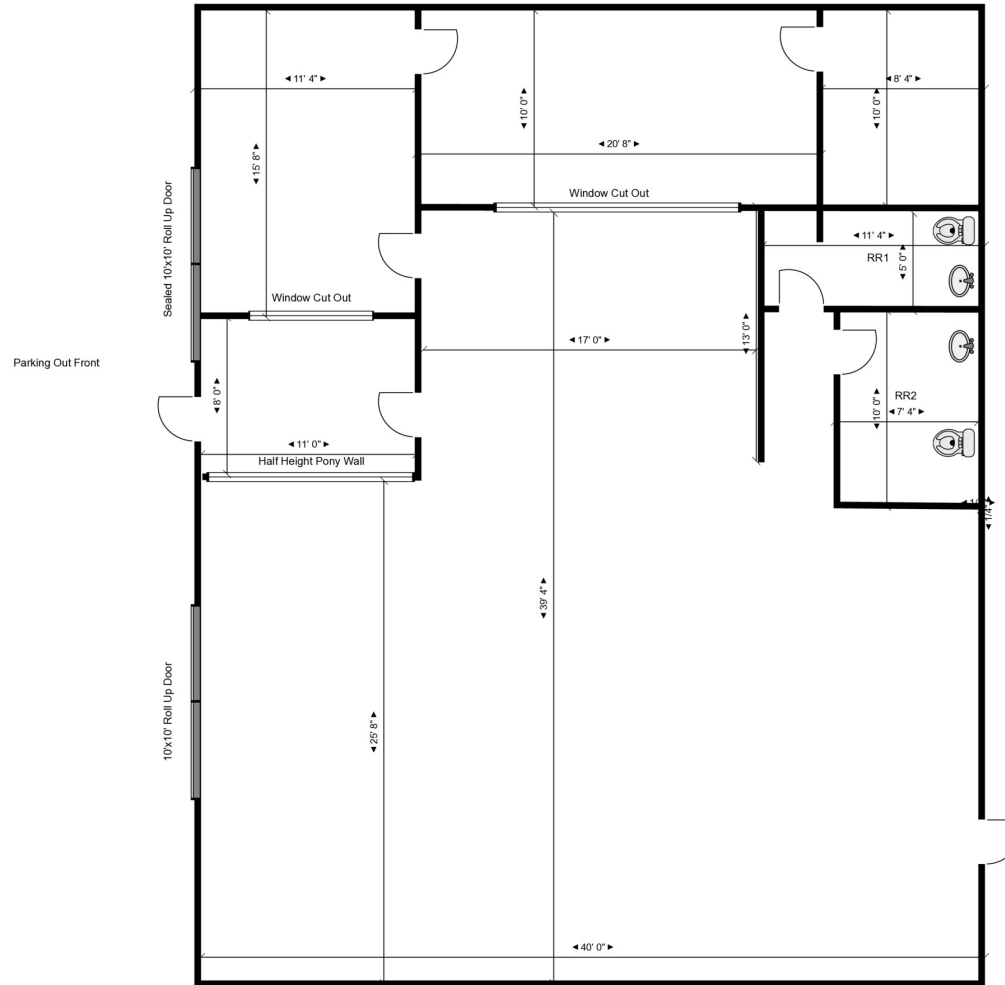
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Floor Plans

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Measurements are approximate only

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Office Building For Lease

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Ariel Photos

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