

11,000 SF RETAIL SPACE

1010 Texas Ave

FOR LEASE

TXSRA.COM

BRYAN, TEXAS 77801



## RETAIL SPACE FOR LEASE

**±11,000 SF**

### RETAIL

Rental Rate:	\$10.00 SF BASE
NNN Rate:	\$2.25 SF NNN
Tenant Allowance:	NEGOTIABLE
Min. Divisible:	±11,000 SF
Max. Divisible:	±11,000 SF
Property Type:	Commercial
Property Sub-Type:	Retail
Gross Leasable Area:	±10,000 SF
Zoning:	Commercial
Traffic Count:	±30,000 VPD (TxDOT)

For more information please contact:

**ROBERT YOUNG**

979.431.5566 office

robertyoung@txsra.com

**SRA** Strategic Realty Advisors, LLC

**UP TO 3 MONTHS  
ABATED RENT  
FOR QUALIFIED  
TENANTS**

979.431.5566 | robertyoung@txsra.com | txsra.com | 903 Texas Ave College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.



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## SITE PLAN



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