



For more information please contact:

ROBERT YOUNG 979.431.5566 office robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

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)

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

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

1010 Texas Ave

FOR LEASE

TXSRA.COM

BRYAN, TEXAS 77801







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SITE PLAN



SRA Strategic Realty Advisors, LLC

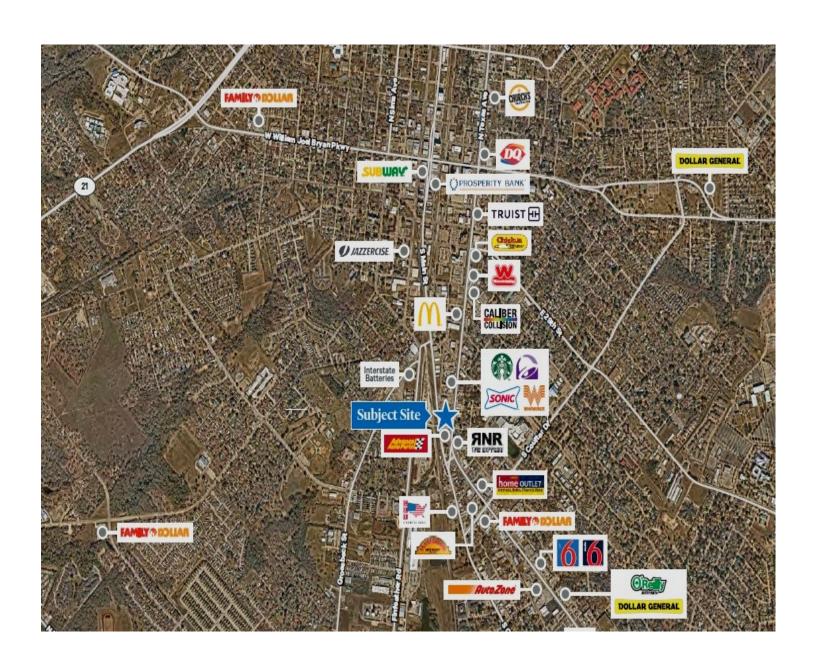
11,000 SF RETAIL SPACE AVAILABLE

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