

PLAZAS AT ROCK PRAIRIE

3975 HIGHWAY 6

TXSRA.COM

COLLEGE STATION, TEXAS 77845



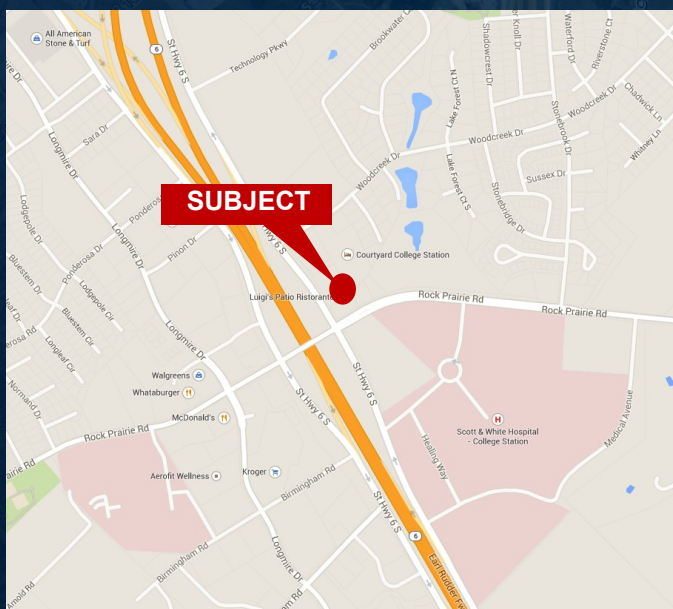
SECOND GENERATION CLOTHING STORE

RETAIL SPACE FOR LEASE

±2,892 SF

NEIGHBORHOOD CENTER

Rental Rate:	\$25.00 SF
Min. Divisible:	±2,892 SF
Max. Divisible:	±2,892 SF
Property Type:	Retail
Property Sub-Type:	Urban Retail / Neighborhood Retail
Gross Leasable Area:	±28,509 SF
Year Built:	2014
NNN:	\$8.53/SF/YR
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	98,519 VPD per txDot 2019		

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Aerial Retail Map



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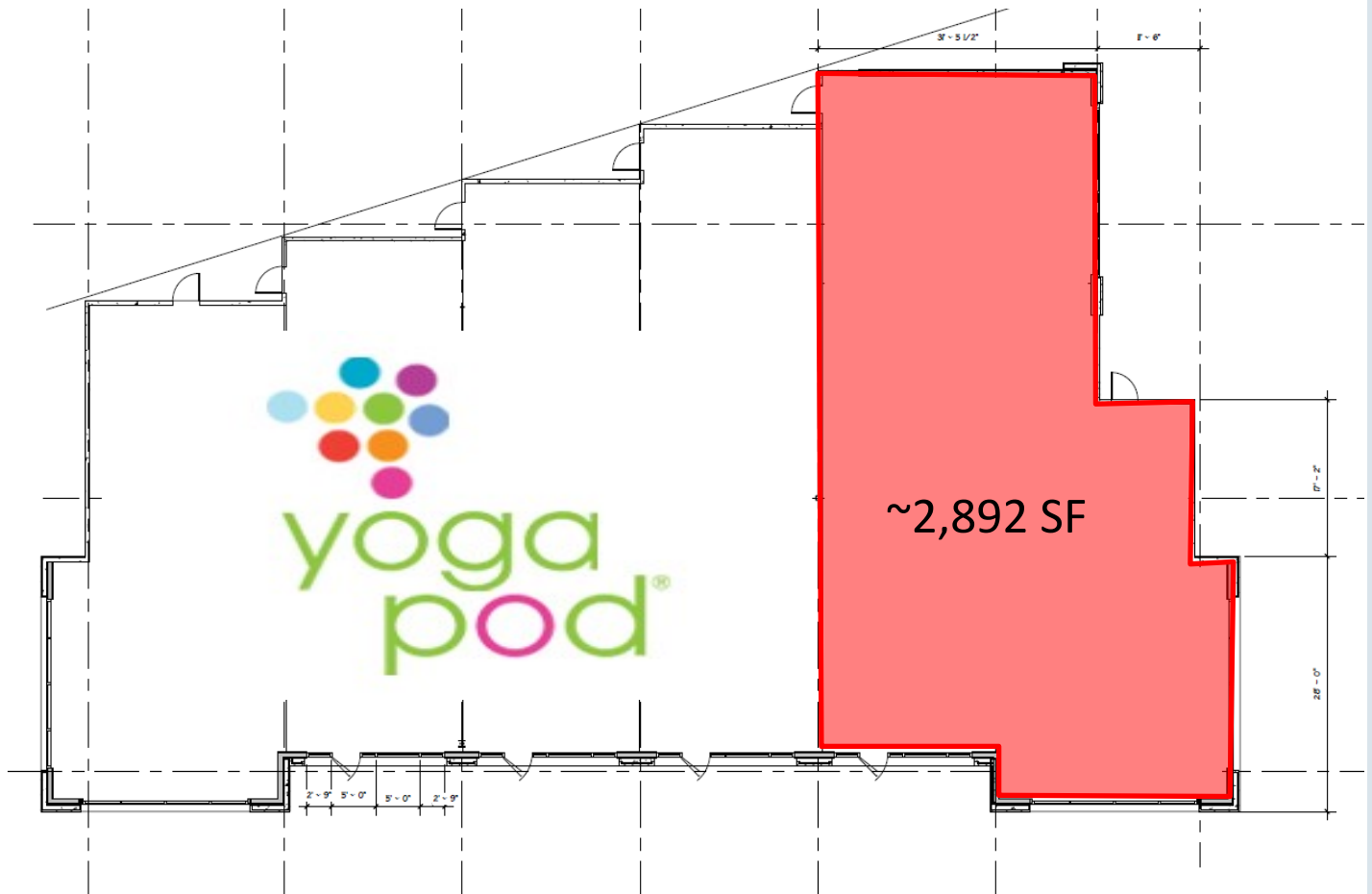
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Site Plan



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Elevation



Rock Prairie Road

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Photos



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