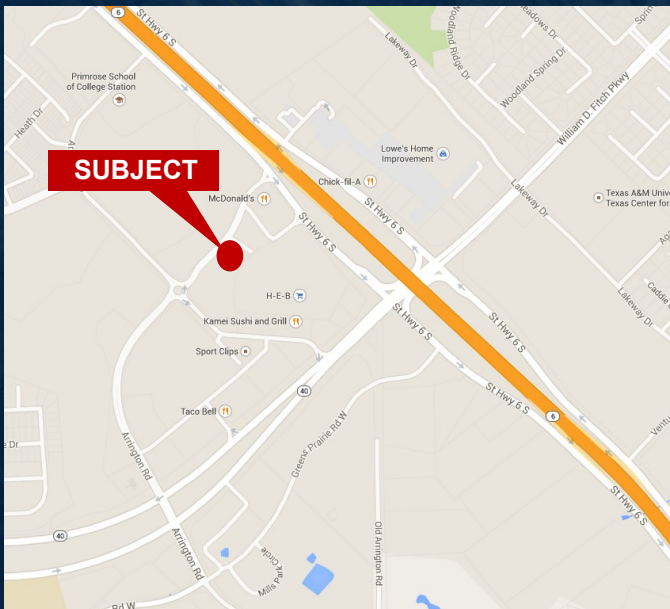


PLAZAS AT TOWER POINT

4444 HIGHWAY 6

TXSRA.COM

COLLEGE STATION, TEXAS 77845



RETAIL SPACE FOR LEASE **±1,705 - ±7,127 SF** RETAIL CENTER

Rental Rate: \$25.00 /SF/YR
Min. Divisible: ±1,705 SF
Max. Divisible: ±7,127 SF
Property Type: Retail
Property Sub-Type: Urban Retail / Neighborhood Retail
Gross Leasable Area: ±16,138 SF
Year Built: 2014
NNN: \$9.25/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

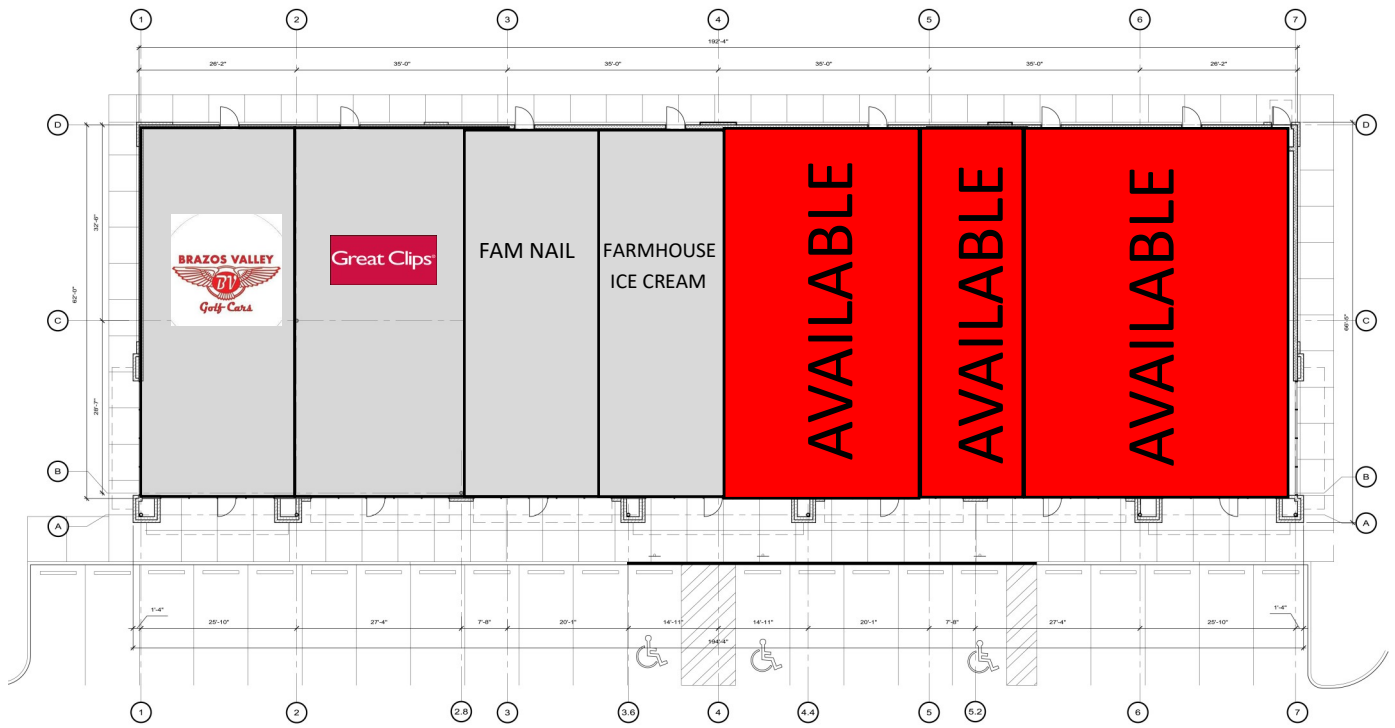
Demographics 2019

	1mile	3 miles	5 miles
Population	4,168	32,007	73,499
Households	1,409	11,304	28,361
Average HH Income	\$102,143	\$93,694	\$55,604
Traffic Counts	~70,000 VPD per txDot 2023		

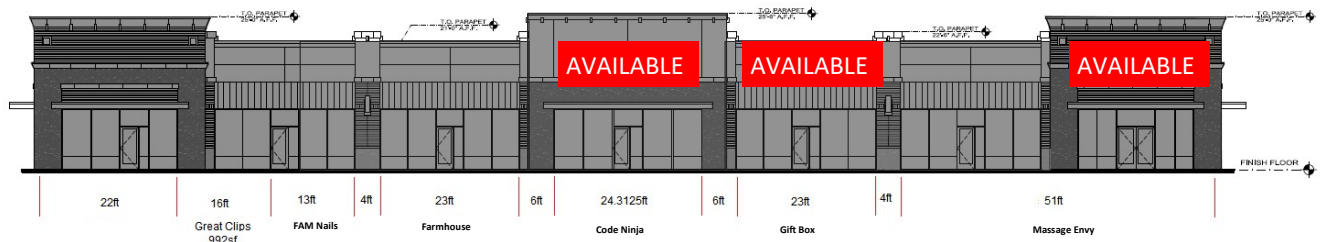
979.324.1717 | robertyoung@txsra.com | txsra.com | 4444 HWY 6 South, College Station, TX 77845

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Floor Plan



Tower Point - Lot 9
 Retail Building



Aerial Retail Map



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Property Photos



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