

Sherwood Oaks - 19,177 sqft Retail

3315 Sherwood Way , San Angelo, TX, 76904

Retail: Strip Center For Lease
Prepared on October 27, 2025
1 of 1 Listings



Listing Details | Retail For Lease

Suite	149
Secondary Uses	Specialty
Sublease	-
Total Available Space	19,177 SF
Min Div/Max Contig	Present/19,177 SF
Asking Rate	\$7.00 Annual/SF
Monthly Rate	\$11,187
Lease Type	NNN
Expenses	\$2.83 (NNN)
Lease Terms	3-5
Renewal	Yes

Divisible	Present
Vacant	No
Vacant Date	11/30/2025
Available Date	12/01/2025
Date Listed	10/27/2025
Last Modified	10/27/2025
Listing ID	43613310
Restrooms	2
Parking Spaces	-
Parking Ratio	5.81/1000

Description

This remodeled 19,177± SF retail building offers a unique, flexible layout and is ready for immediate occupancy. Located directly across from H-E-B and next door to Laundry Luv, surrounded by a strong mix of regional and national retailers, the property sits in one of the area’s strongest commercial corridors. The layout allows for a variety of retail configurations, from large-format users to a division for smaller tenants, all within a contemporary design. Interior features include ceiling heights ranging from 17 to 23 feet, foam-insulated walls and ceilings, two large overhead doors, and a full glass storefront that provides excellent natural light and visibility. The space is fully climate-controlled with five 10-ton HVAC units and exposed spiral ducting, combining functionality with an attractive industrial aesthetic—ideal for retail, showroom, or specialty users seeking a prime location with strong co-tenancy and exposure.

Property Features

Location Details

Address	3315 Sherwood Way , San Angelo, TX,...	Parcels	R71556
Zoning	CN	Name	3315 Sherwood Way.
County	Tom Green	Nearest MSA	San Angelo

Building Details

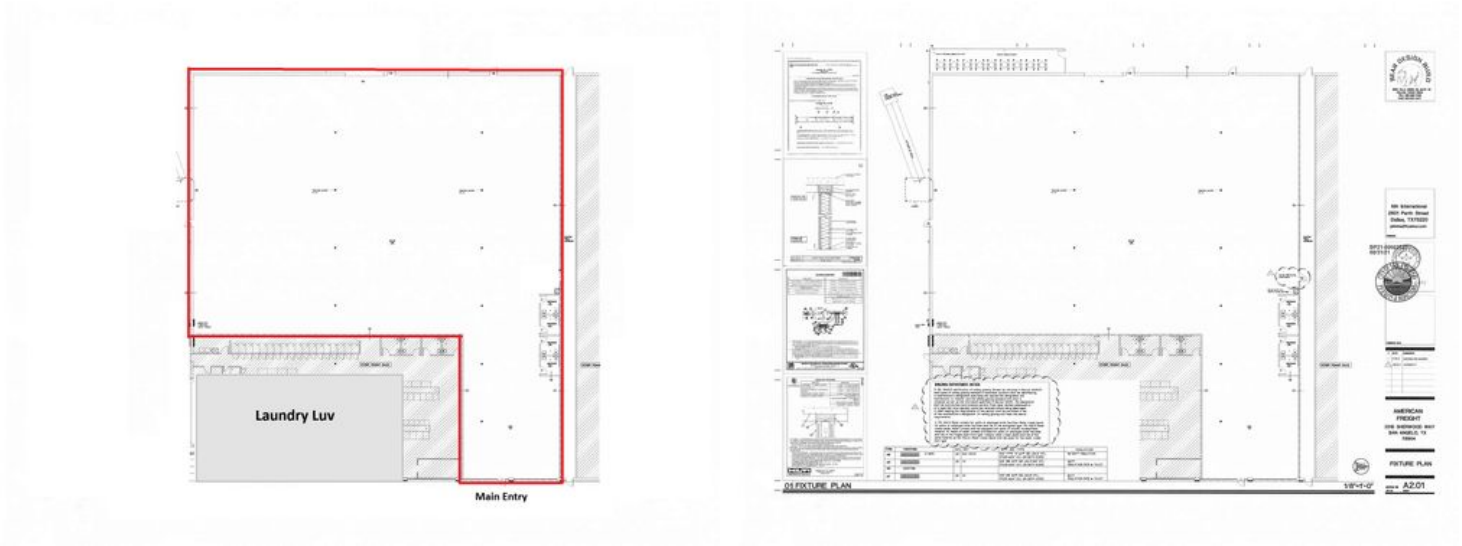
Sub Type	Strip Center	Parking Spaces	-
Building Status	Existing	Parking Ratio	-
Building Size	40,000 SF	Floor Size	41,394 SF
Land Size	3.67 Acres / 159,691 SF	Rentable Space	40,000 SF
Number of Buildings	1	LEED Level	0
Number of Floors	1	Water	Yes
Year Built	1976	Sanitary Sewer	Yes
Primary Constr. Type	Framed	Rail Service	No
Occupancy Type	Multi-tenant		

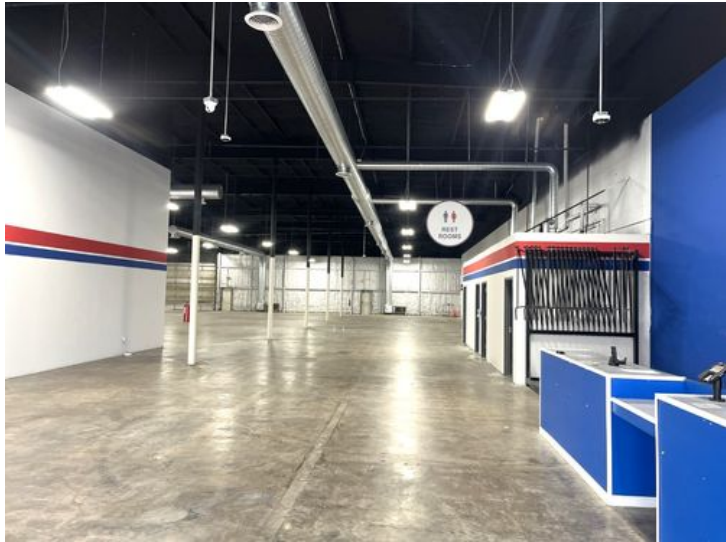
Property Listings

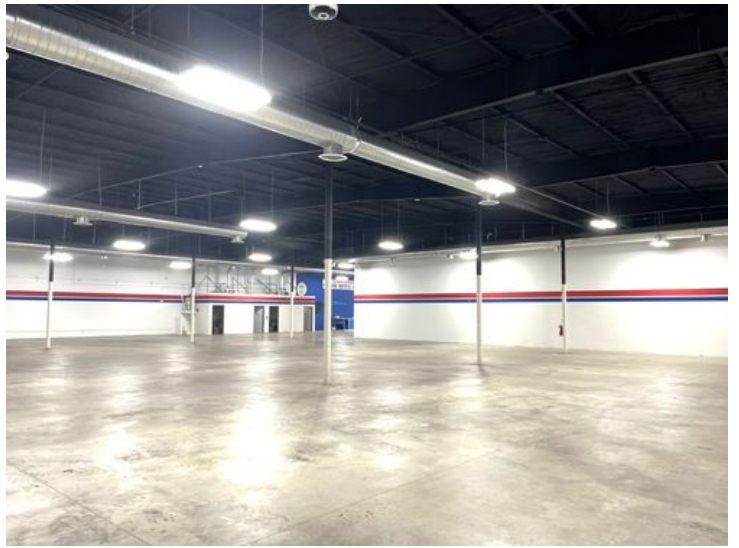
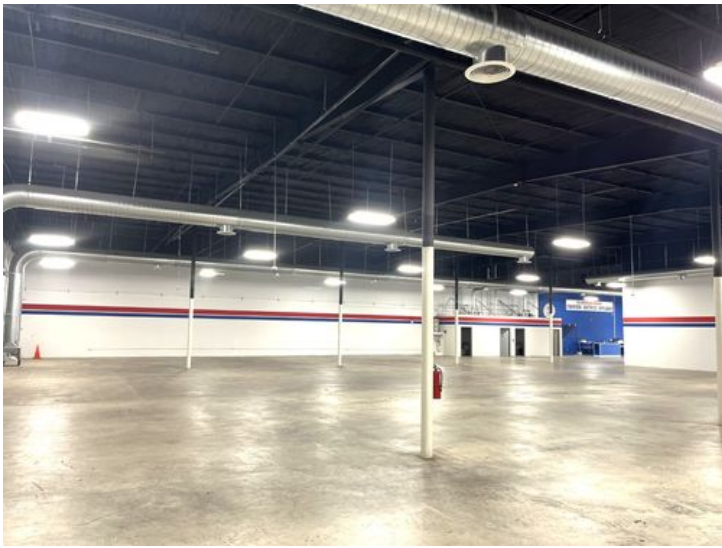
1 Listing | 19,177 SF | \$7.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Retail/Showroom	149	19,177 SF	\$7.00 Annual/SF NNN	12/01/2025

Additional Photos









Contact



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