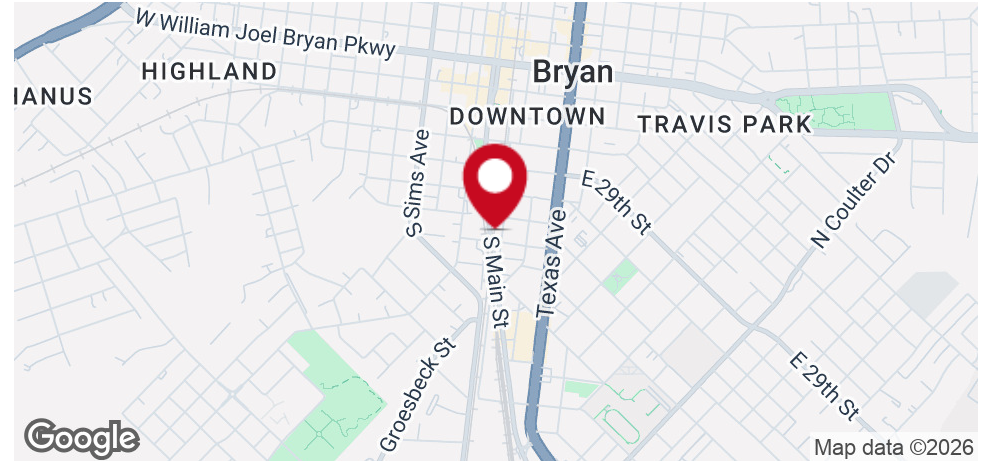


# Lease Brochure



100 EAST 32ND STREET | BRYAN, TX 77803



## OFFERING SUMMARY

**Available SF:** 2,520 SF

**Lease Rate:** \$3,200 per month  
(MG)

**Lot Size:** 0.2 Acres

**Building Size:** 3,780

**Zoning:** SC-B

## PROPERTY OVERVIEW

Positioned at the southern entrance to Downtown Bryan, this commercial property offers a fully paved concrete lot and a versatile layout suited to a range of business uses. The building features a bright, well-lit showroom ideal for retail or display purposes, and both front and back offices with dedicated storage space. Two full bathrooms complete the functional floor plan. This property presents an excellent opportunity for showroom, workshop, retail, or service-based business operations in a high-visibility location. Contact us today to schedule a viewing or request additional details.

## PROPERTY HIGHLIGHTS

- 2 Bathrooms
- Along Southern Entrance to Downtown Bryan
- Well Lit Showroom
- Modified Gross Lease

**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com

**PETER KRAMER**  
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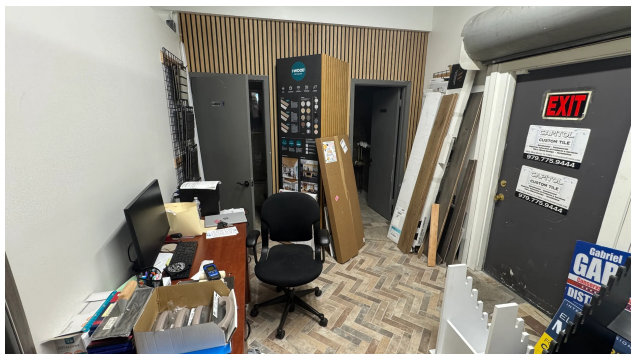


**Retail Property For Lease**

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

# Photos

100 EAST 32ND STREET | BRYAN, TX 77803



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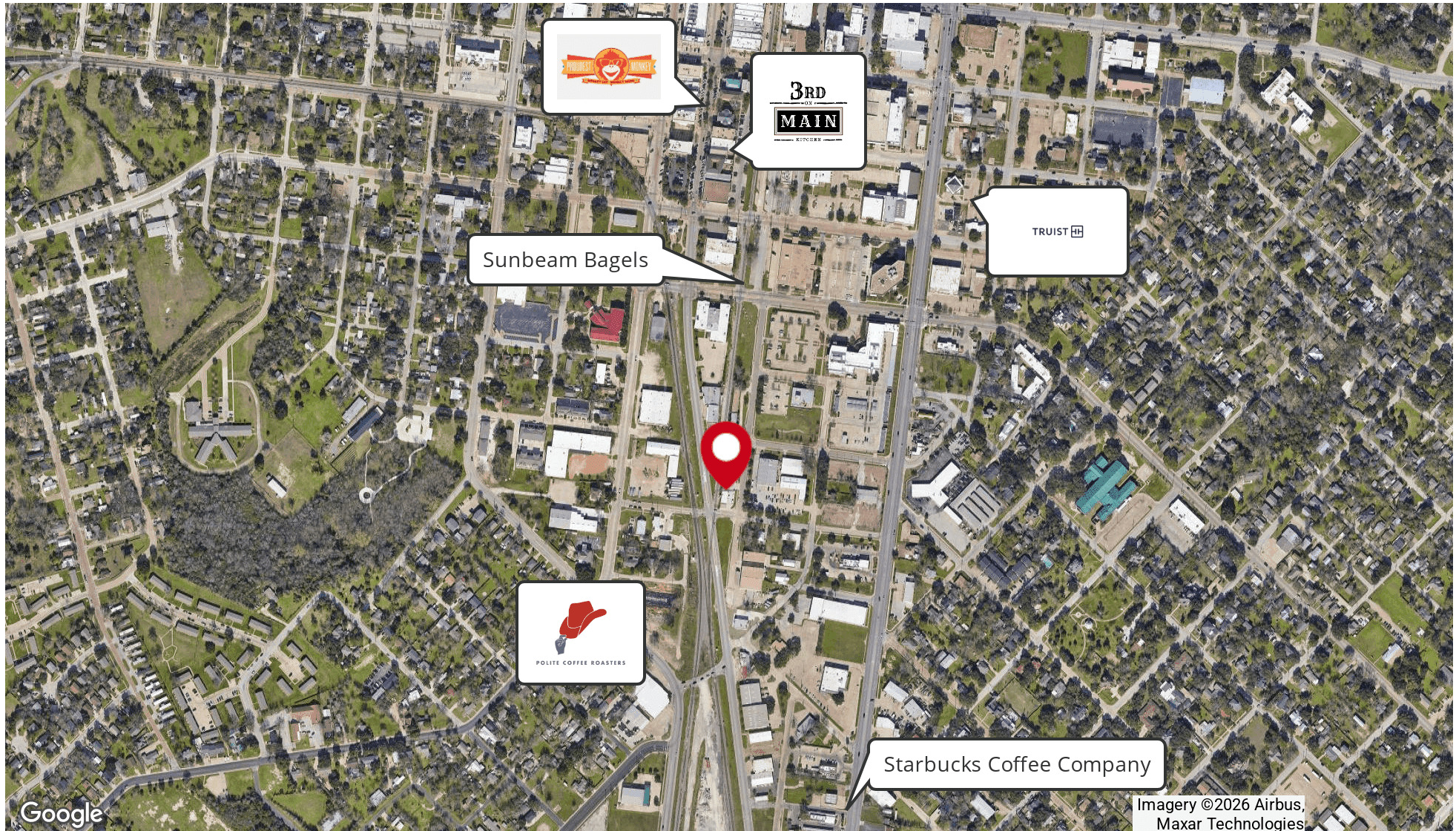


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# Location Map

100 EAST 32ND STREET | BRYAN, TX 77803



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**L K G REALTY ADVISORS**

**LEGEND**

Unavailable

Dock High Drive Up  
10' x 7'

Warehouse Space ~1260SF

Dock High Drive Up  
10' x 7'

Retail Space ~2520SF

3' drop, handrails installed

2 Window Cool Units

|              |          |
|--------------|----------|
| Lease Type:  | MG       |
| Total Space: | 2,520 SF |

|             |                   |
|-------------|-------------------|
| Lease Term: | Negotiable        |
| Lease Rate: | \$3,200 per month |

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|--------|------|------|------|-------------|
|-------|--------|------|------|------|-------------|

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# Demographics Map & Report

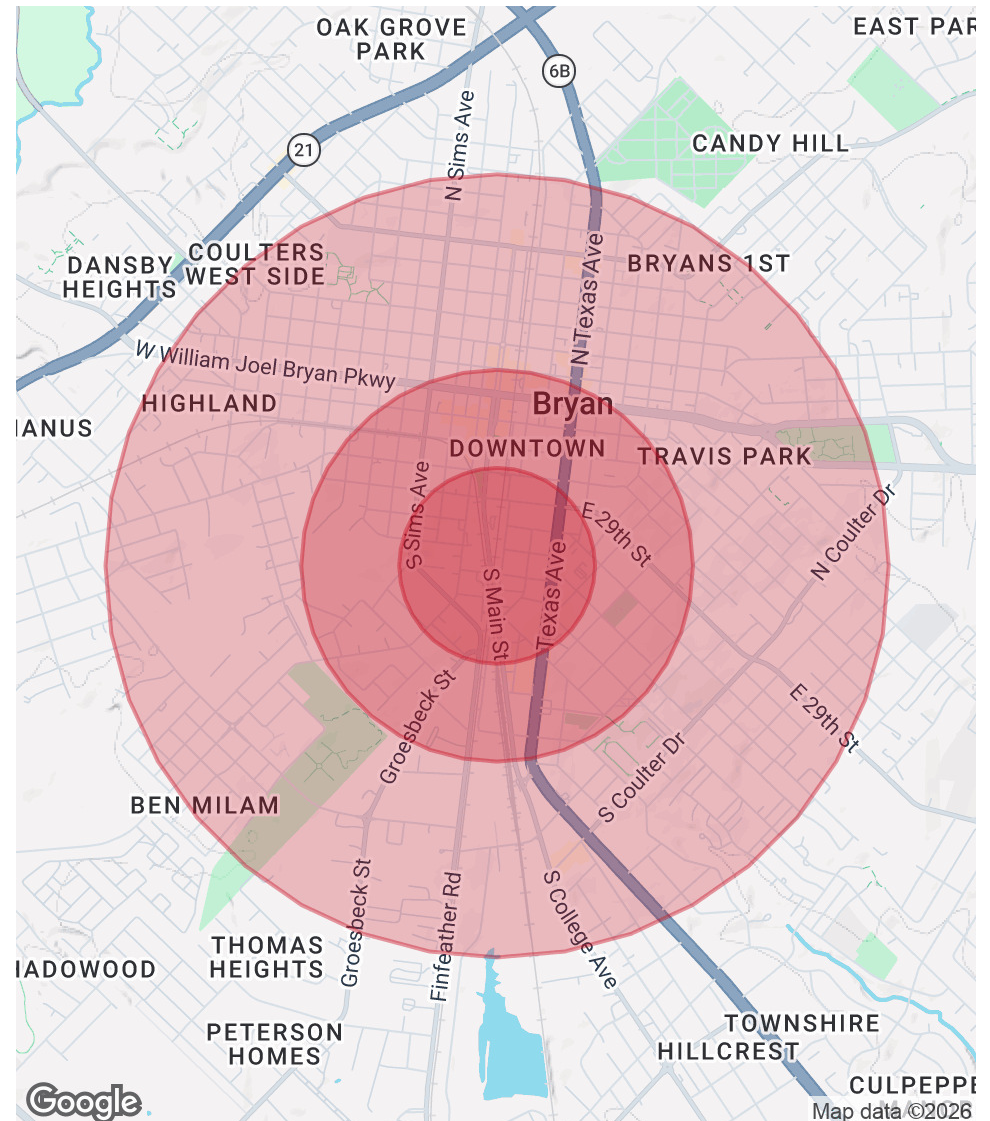
100 EAST 32ND STREET | BRYAN, TX 77803

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 625        | 2,591     | 11,708 |
| Average Age          | 33.6       | 33.0      | 34.1   |
| Average Age (Male)   | 30.8       | 30.8      | 31.3   |
| Average Age (Female) | 36.5       | 34.8      | 35.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 217        | 904       | 3,934     |
| # of Persons per HH | 2.9        | 2.9       | 3.0       |
| Average HH Income   | \$61,435   | \$68,041  | \$65,673  |
| Average House Value | \$106,777  | \$131,790 | \$148,659 |

2023 American Community Survey (ACS)



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**Retail Property For Lease**



# Bryan - College Station

## LKG Realty Advisors

## Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:  
**\$296,000**

■ Median Household Income:  
**\$58,553**

■ Population Growth Rate:  
**1.7%**

## Education

### TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

### BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

### RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

## Rankings & Recognition

Forbes **Best** 25 Places to Retire

**#3** Best-Performing City in Texas

**#4** Best Small College Town in America

# The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

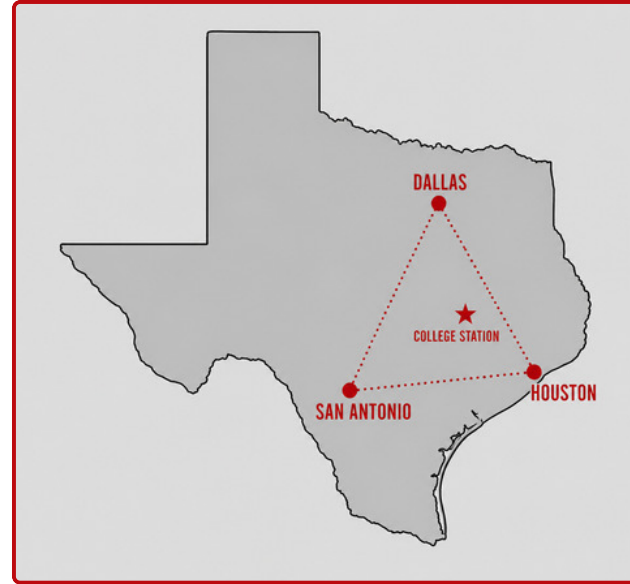


## Primary Trade Area:

Brazos County

## Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



## The Texas Triangle

## Developing Commercial & Recreational Areas in BCS

### CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

### DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

### MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.