

Executive Summary

307 SOUTH MAIN | BRYAN, TX 77803



OFFERING SUMMARY

Available SF: 213 SF - 1,240 SF

Lease Rate: \$450.00 - \$2,100.00
per month (Gross)

Building Size: 15,440 SF

PROPERTY OVERVIEW

Hard to find Downtown Bryan Office Space. This recently renovated building (formerly known as the Anderson Schaefer building) blends classic charm with modern updates. Choose from a range of updated suites designed to accommodate your work needs. Spaces range from 200 SF to 1200 SF, catering to professional offices. The lease rate includes utilities. Schedule a tour now to find the perfect space for your business.

PROPERTY HIGHLIGHTS

- Downtown Bryan Prime Office Space
- Recently Renovated
- 200 SF - 1,200 SF available
- Professional Offices
- Utilities included
- Parking Available

RICK LEMONS, CCIM

Broker
979.221.2929
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Office Building For Lease

Additional Photos

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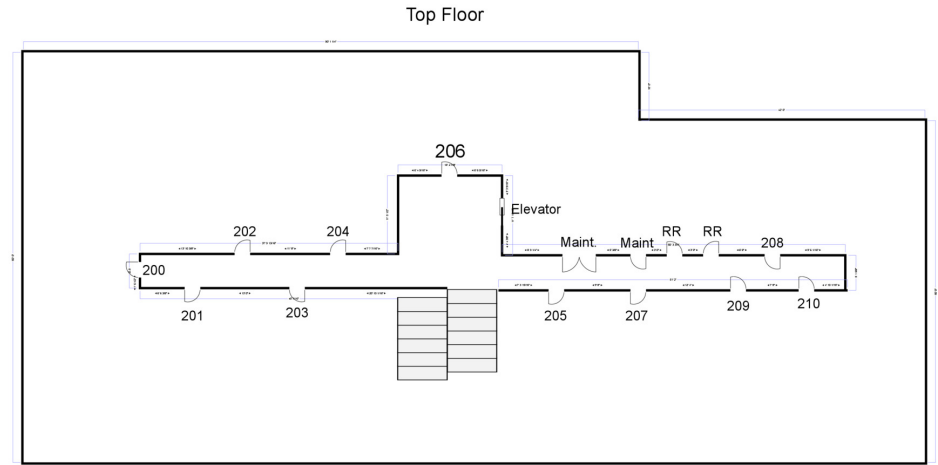
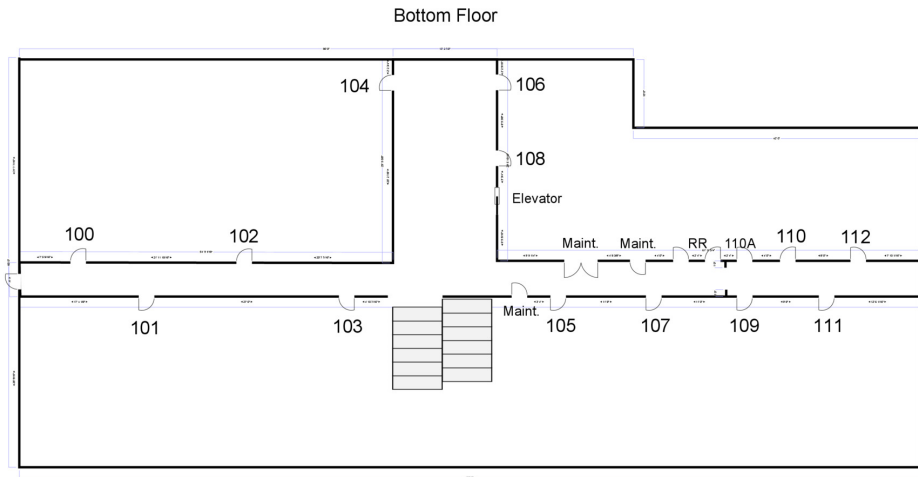
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Lease Spaces

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
307 S Main #103	750 SF	Gross	\$1,375 per month
307 S Main #203	625 SF	Gross	\$780 per month
307 S Main #204	400 SF	Gross	\$750 per month

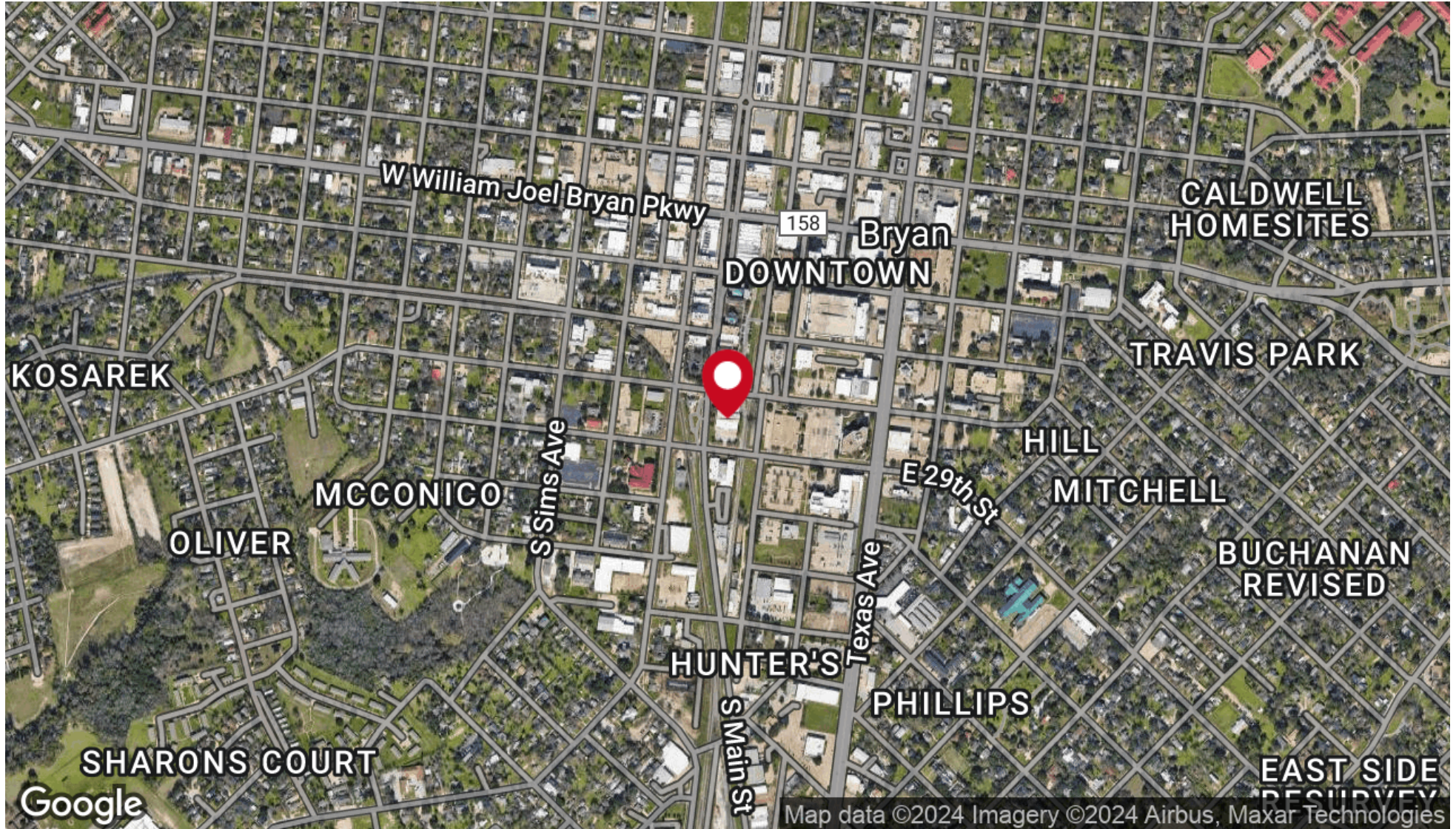
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Location Map

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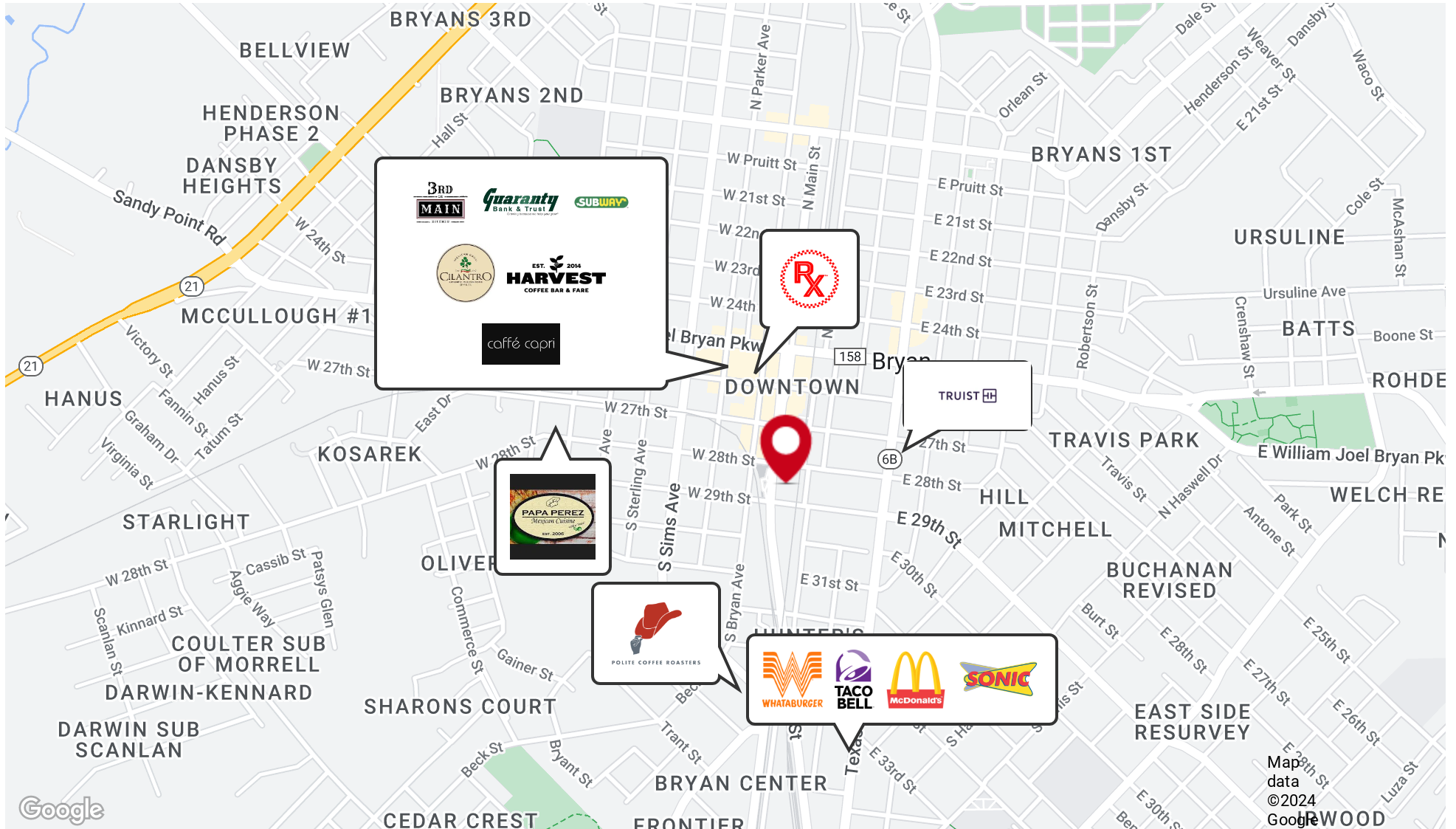
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Retailer Map

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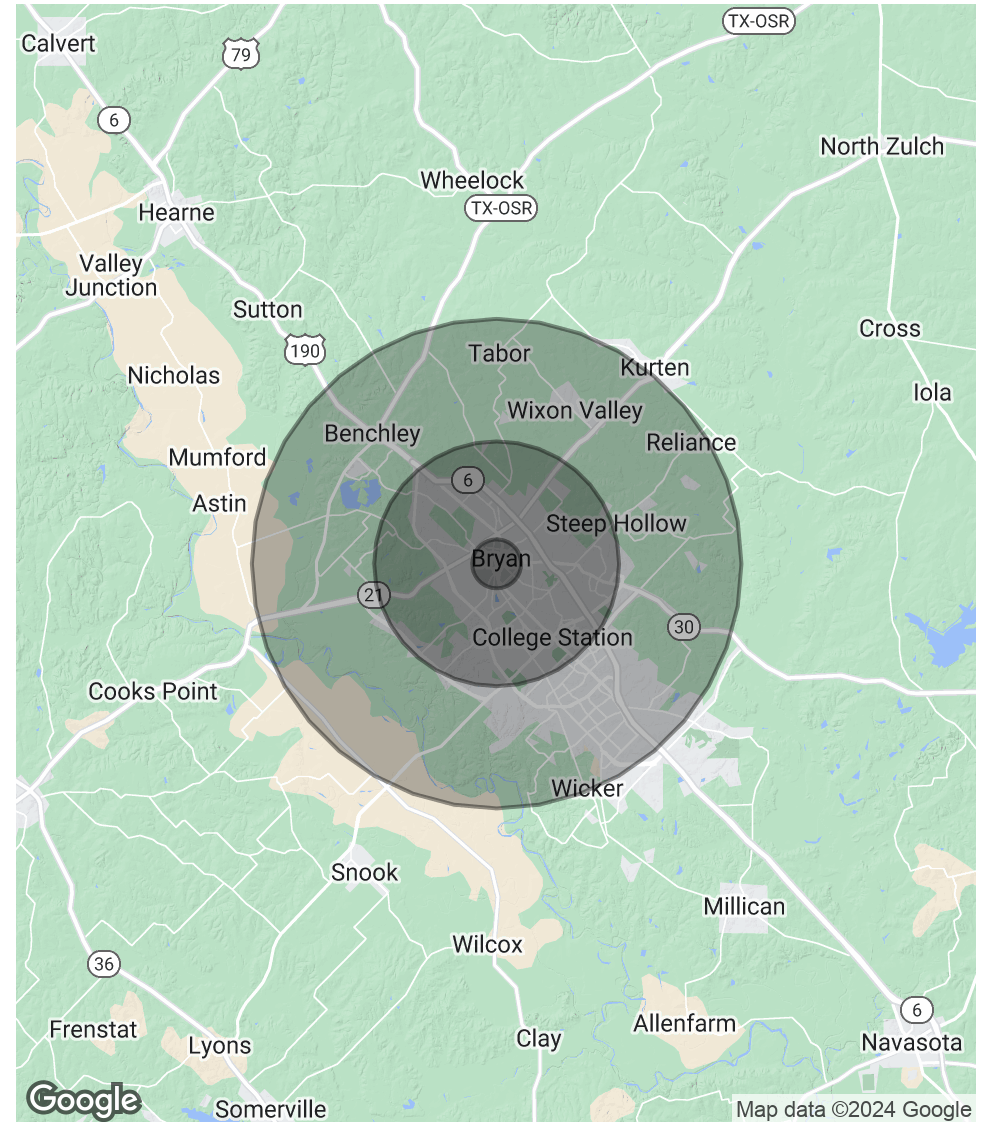
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,252	110,540	201,263
Average Age	31.0	30.0	30.0
Average Age (Male)	28.0	29.6	29.4
Average Age (Female)	32.6	30.8	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,241	41,571	82,888
# of Persons per HH	3.1	2.7	2.4
Average HH Income	\$53,064	\$53,581	\$59,103
Average House Value	\$88,285	\$119,460	\$148,643

2020 American Community Survey (ACS)



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