

Retail For Lease

Steve Eustis Co

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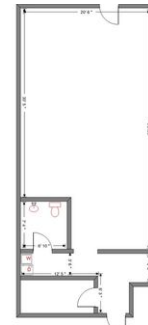
Former ProCuts

4524 Sherwood Way , San Angelo, TX, 76901

Retail: Strip Center For Lease

Prepared on September 11, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	4524
Sublease	-
Total Available Space	1,025 SF
Min Div/Max Contig	Not present/1,025 SF
Asking Rate	\$30.00 Annual/SF
Monthly Rate	\$2,563
Lease Type	NNN
Expenses	\$7.53 (NNN)
Possession	Now
Lease Terms	5 years
Signage	On Building & Free-Standing
Show Instructions	Call broker
Renewal	Yes

Divisible	Not present
Vacant	Yes
Vacant Date	4/30/2025
Available Date	Now
Days On Market	136 days
Date Listed	4/28/2025
Last Modified	9/11/2025
Listing ID	42477353
Offices	1
Restrooms	1
Parking Spaces	-
Parking Ratio	5.75/1000

Description

Now available for lease, this 1,025 SF retail space is located in the bustling Sherwood Village Shopping Center in Southwest San Angelo, Formerly a Procuts hair salon, the space features an open floor plan with high ceilings, large storefront windows, and tile flooring throughout. It includes one restroom and a private office/storage area. This highly visible location benefits from strong co-tenancy with national brands like James Avery, FedEx, Eyemart Express, Verizon, Cash America, and Kim Li Nails, ensuring steady foot traffic. Remaining salon equipment is negotiable. Available for immediate move-in. The base rent plus NNN estimate for 2025 is about \$3,205 per month plus utilities.

Property Features

Location Details

Address	4524 Sherwood Way , San Angelo, TX,...
Zoning	CG
County	Tom Green

Parcels	R7995
Name	4524-4552 Sherwood Way
Center/Park Name	Eyemart on Sherwood Way

Building Details

Sub Type	Strip Center
Building Status	Existing
Building Size	16,798 SF
Land Size	1.69 Acres / 73,616 SF
Number of Buildings	1
Number of Floors	1

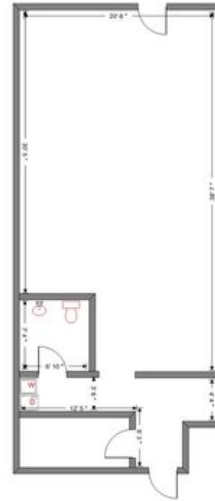
Year Built	2007
Primary Constr. Type	Masonry
Occupancy Type	Multi-tenant
Parking Spaces	107
Parking Ratio	-
Floor Size	14,687 SF

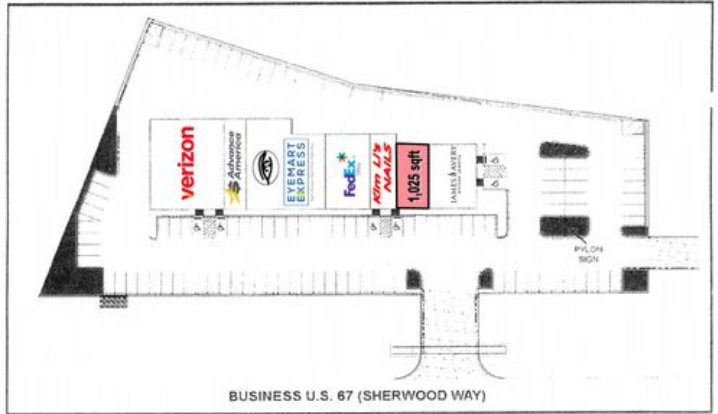
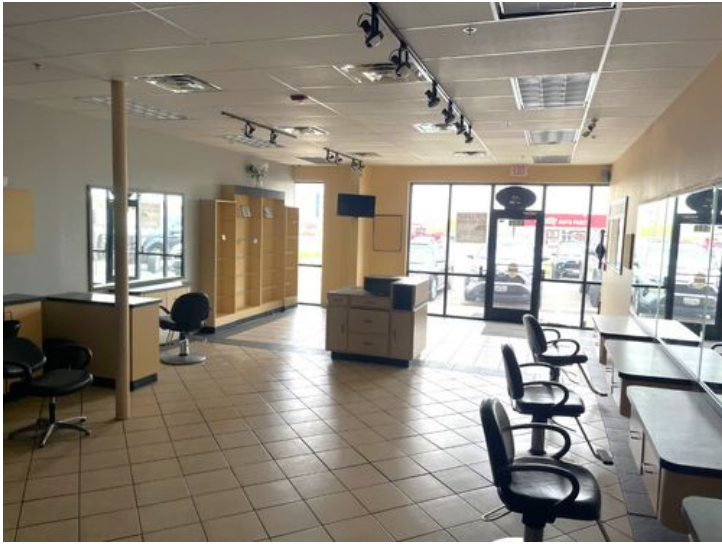
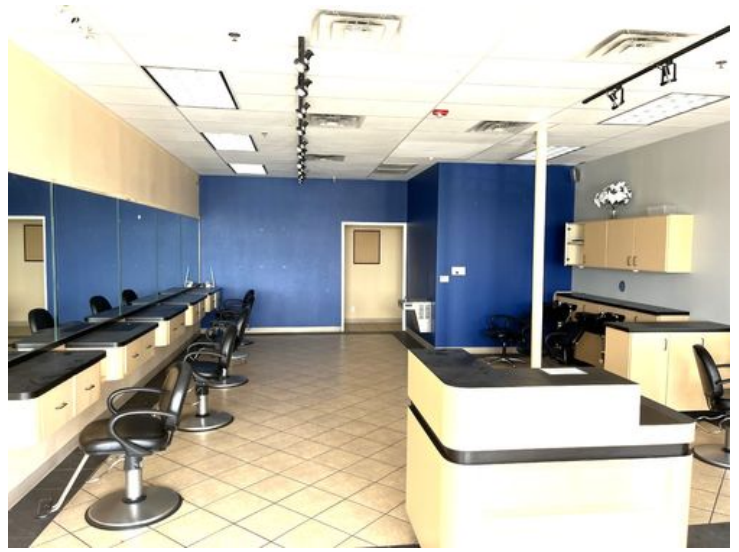
Property Listings

1 Listing | 1,025 SF | \$30.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Salon	4524	1,025 SF	\$30.00 Annual/SF NNN	Now

Additional Photos







Contact



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