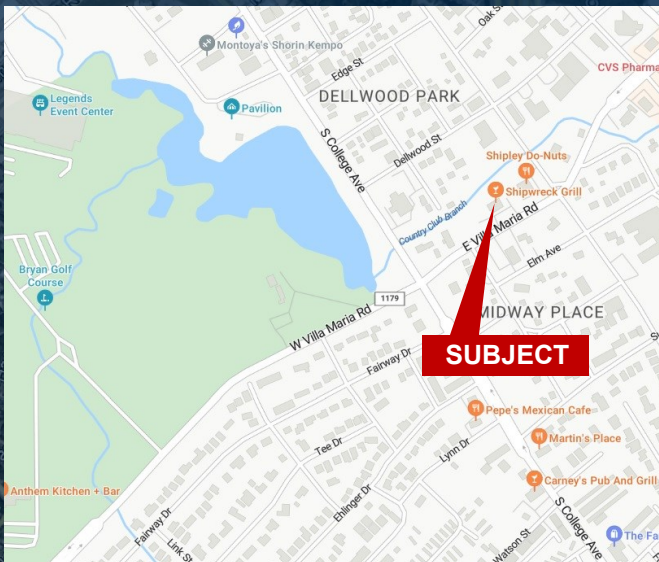


FOR LEASE— RESTAURANT “SHIPWRECK GRILL”

206 E Villa Maria

TXSRA.COM

BRYAN, TEXAS 77801



AVAILABLE FOR LEASE ± 3,016 SF

Lease, Ground Lease, Build to Suit

Rental Rate:	\$28.00/SF/YR
TI Allowance:	Available
NNN:	\$6.00/SF/YR
Min. Divisible:	±3,016 SF
Max. Contiguous:	±3,016 SF
Year Built:	~1985
Property Type:	Commercial
Property Sub-Type:	Restaurant
Zoning:	General Commercial
Lot Size:	± 42,426 SF

For more information or to schedule a tour, please contact:

ROBERT YOUNG
979.431.5566
robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 903 S Texas, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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Aerial Retail Map



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Property Aerial



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Photos



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