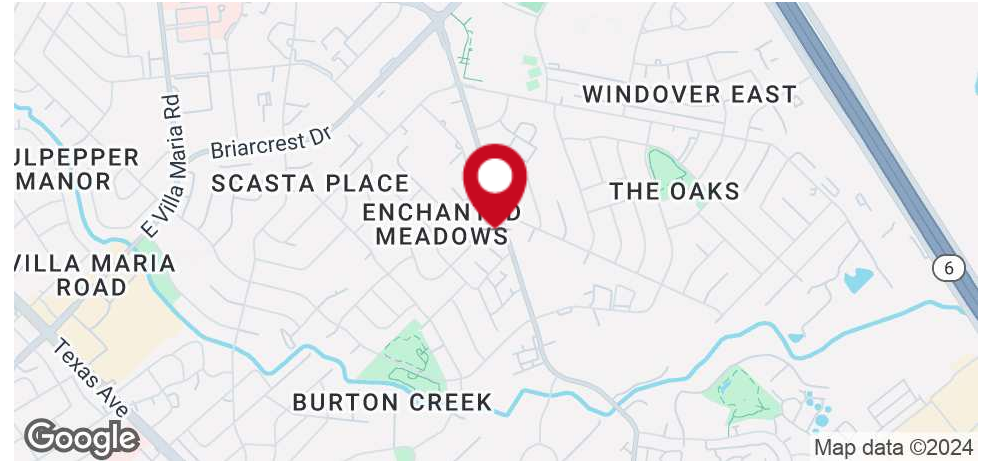


# Executive Summary

3900 E 29TH STREET | BRYAN, TX 77803



## OFFERING SUMMARY

**Available SF:** 556 - 1320 SF

**Lease Rate:** \$20.00 - 22.00 SF/yr  
(NNN)

## PROPERTY OVERVIEW

Discover the perfect space at 4010 Stillmeadow Drive, Bryan, TX, 77803. This premier property offers a prime leasing opportunity in a thriving area. With high visibility and accessibility, it's ideal for retail, office, or professional services. The expansive parking area ensures convenience for both customers and employees, while the well-maintained exterior projects a professional image. Inside, the open layout and customizable features allow for tailored branding and functionality. Embrace the potential of this standout property and make your mark in Bryan's thriving business scene.

## PROPERTY HIGHLIGHTS

- High Visibility Intersection
- Health and Wellness Co-Tenants
- Central Heating and Cooling
- Modern and Clean interior design

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# Exterior Photos

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# Sample Finish Out

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# Lease Spaces

3900 E 29TH STREET | BRYAN, TX 77803



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	556 - 1320 SF

Lease Term:	Negotiable
Lease Rate:	\$20.00 - \$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4010 Stillmeadow	Available	764 - 1,320 SF	NNN	\$20.00 SF/yr	This suite features a waiting area with 2 large rooms, a restroom, and a storage room.
4008 Stillmeadow	Available	556 - 1,320 SF	NNN	\$22.00 SF/yr	This suite features 3 rooms and a restroom.

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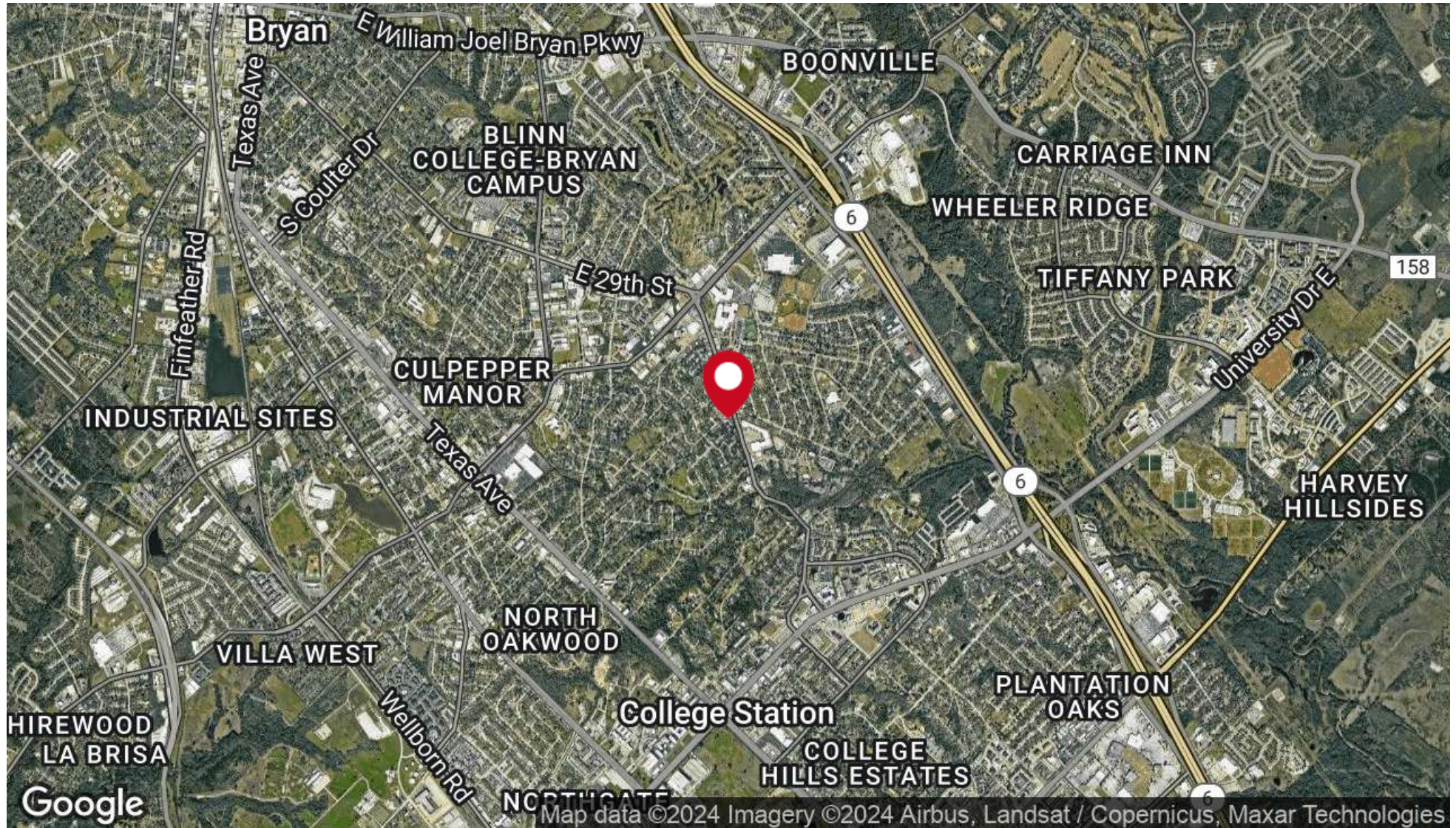
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# Location Map

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# Demographics Map & Report

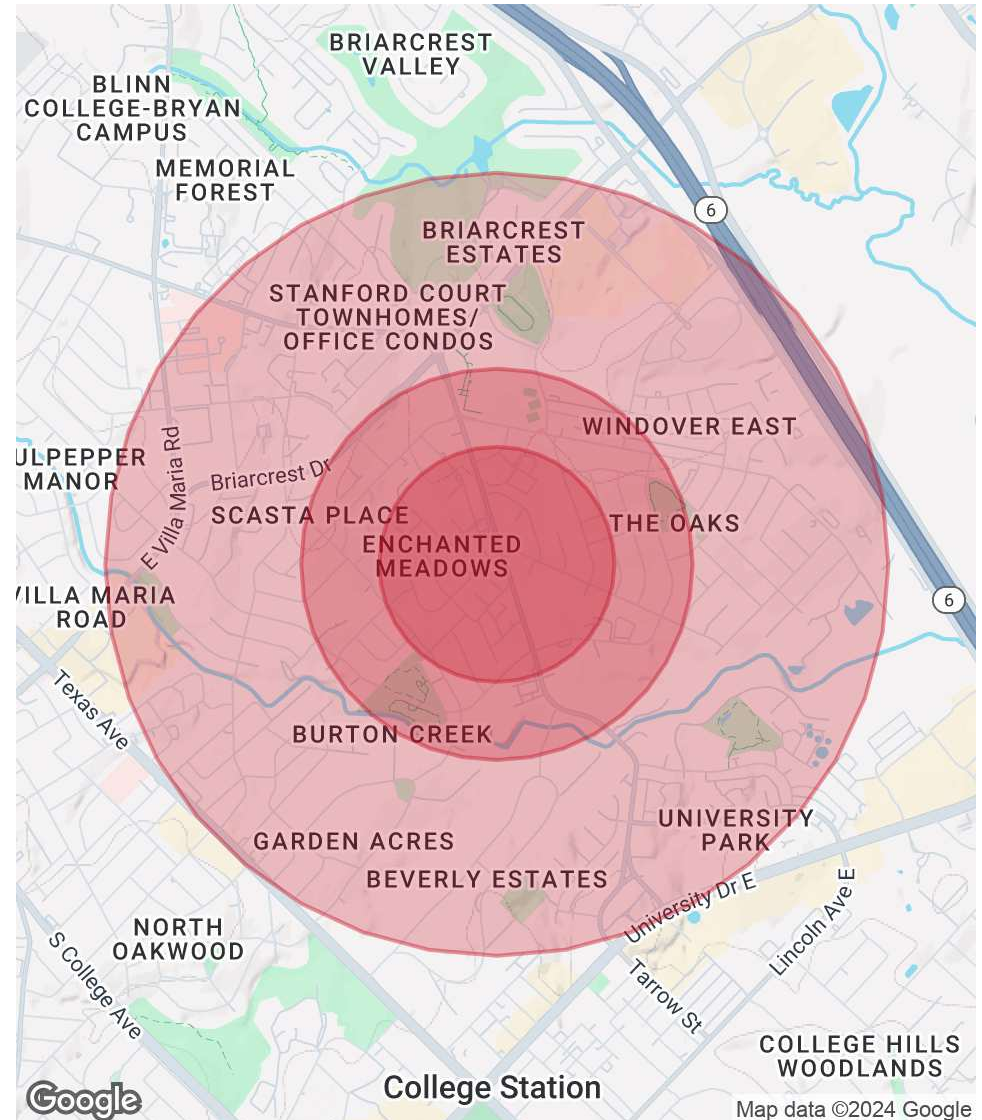
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,057	3,880	9,848
Average Age	34	36	37
Average Age (Male)	32	34	35
Average Age (Female)	37	37	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	902	1,690	4,381
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$76,468	\$77,745	\$75,250
Average House Value	\$213,657	\$229,158	\$266,925

Demographics data derived from AlphaMap



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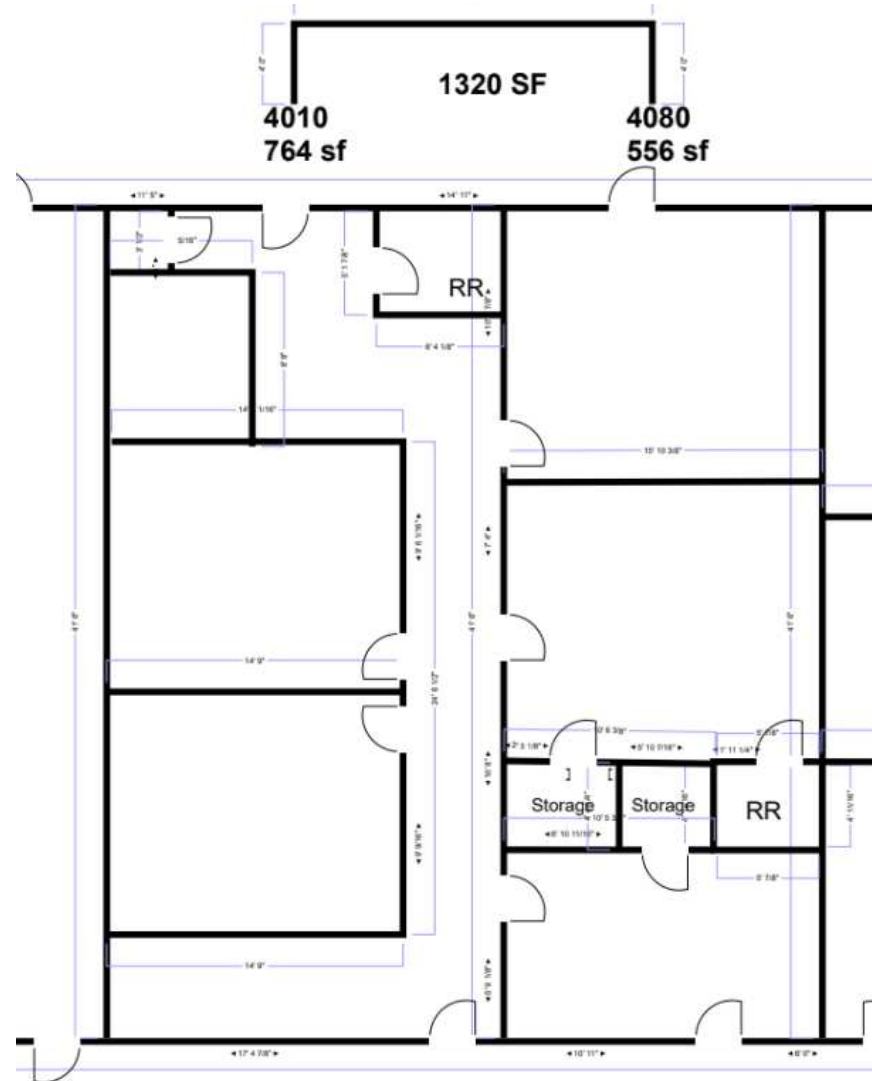
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# Floor Plans

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