

# UNIVERSITY TOWN CENTER



SHOP COS.



# ABOUT



## PROJECT SCOPE

University Town Center is a well-established Retail development located in the heart of College Station just minutes from the University. Ownership is redesigning, increasing the gross leasable areas and adding green spaces, additional outdoor patios, lighting and soft elements making the development walkable and inviting.

## DETAILS

- o 2nd Generation Restaurant
  - ±2,730 SF Space
- o Co-Tenants: Solt, Razzoo's Cajun Cafe, Atami Steak & Sushi, Blue Baker, Willie's Grill & Icehouse, Grub Burger Bar, Cookshack
- o Call Broker for pricing

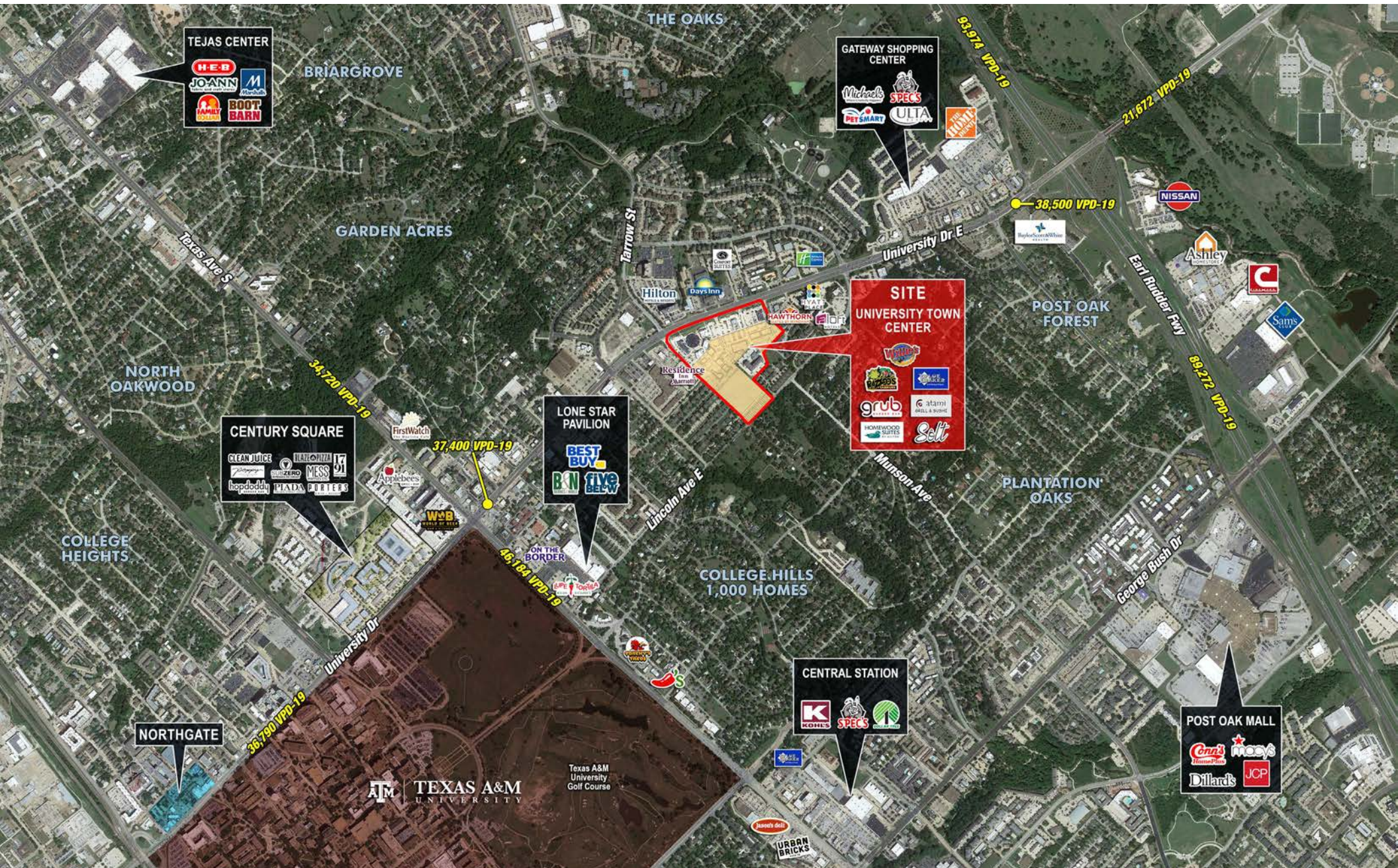
## AREA ATTRACTIONS



DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	10,734	102,956	175,601
Avg. HH Income	\$66,898	\$59,081	\$66,634
Total Housing Units	4,741	44,168	71,864
Daytime Population	13,908	115,830	181,945
Medium Home Value	\$248,688	\$232,735	\$226,705



# TRADE AERIAL





# TRADE AERIAL









# SITE PLAN





# BEFORE & AFTER

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# PROJECT RENDERINGS

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# PROJECT RENDERINGS





# PROJECT RENDERINGS

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# SHOP<sup>CO.</sup>

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