



*\*Representative Image*

## Shops at Sherwood Way Shopping Center

6115 Sherwood Way, San Angelo, TX

### Property Features

This new retail development is now pre-leasing in one of San Angelo's strongest retail corridors along Sherwood Way. Positioned on approximately 2.64 acres directly in front of Kohl's + Sephora and surrounded by major national retailers including Sam's Club, Walmart, H-E-B, and Lowe's, the project offers exceptional visibility, traffic, and retail synergy.

The conceptual site plan features two buildings with flexible suite sizes, end-cap patios and drive-thru opportunities, and strong parking ratios to accommodate a variety of retail, restaurant, and service-oriented users. With a curb cut directly on Sherwood Way and the ability to adjust the layout based on tenant needs, the development provides flexibility within San Angelo's most active and highly sought-after trade area.

### Offering Summary

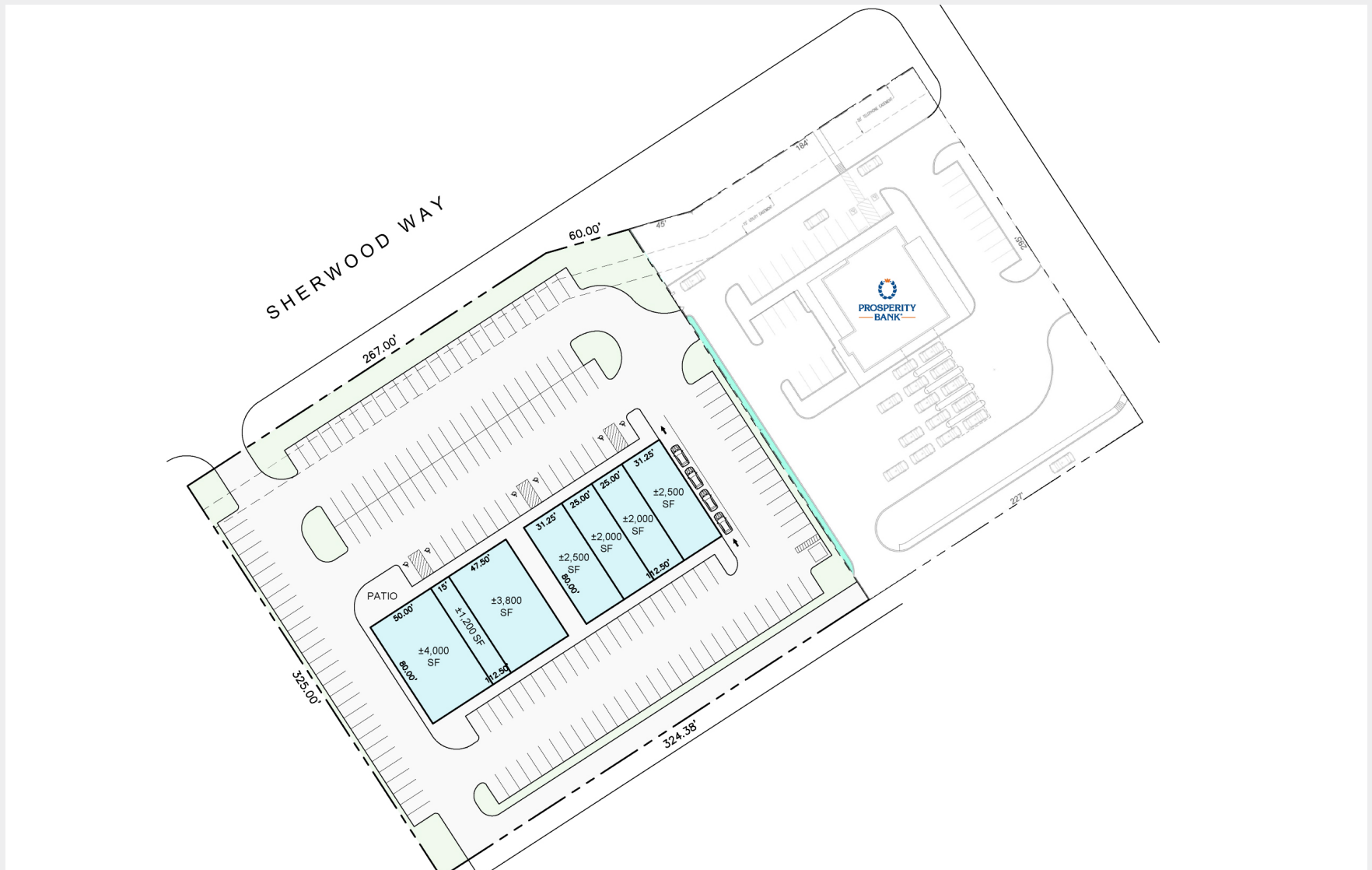
|                 |                  |
|-----------------|------------------|
| SPACE AVAILABLE | 1,600 - 9,000 SF |
| LEASE RATE      | Contact Broker   |
| AVAILABLE       | Fall 2027        |

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# FOR LEASE

## The Site:



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## The Area:

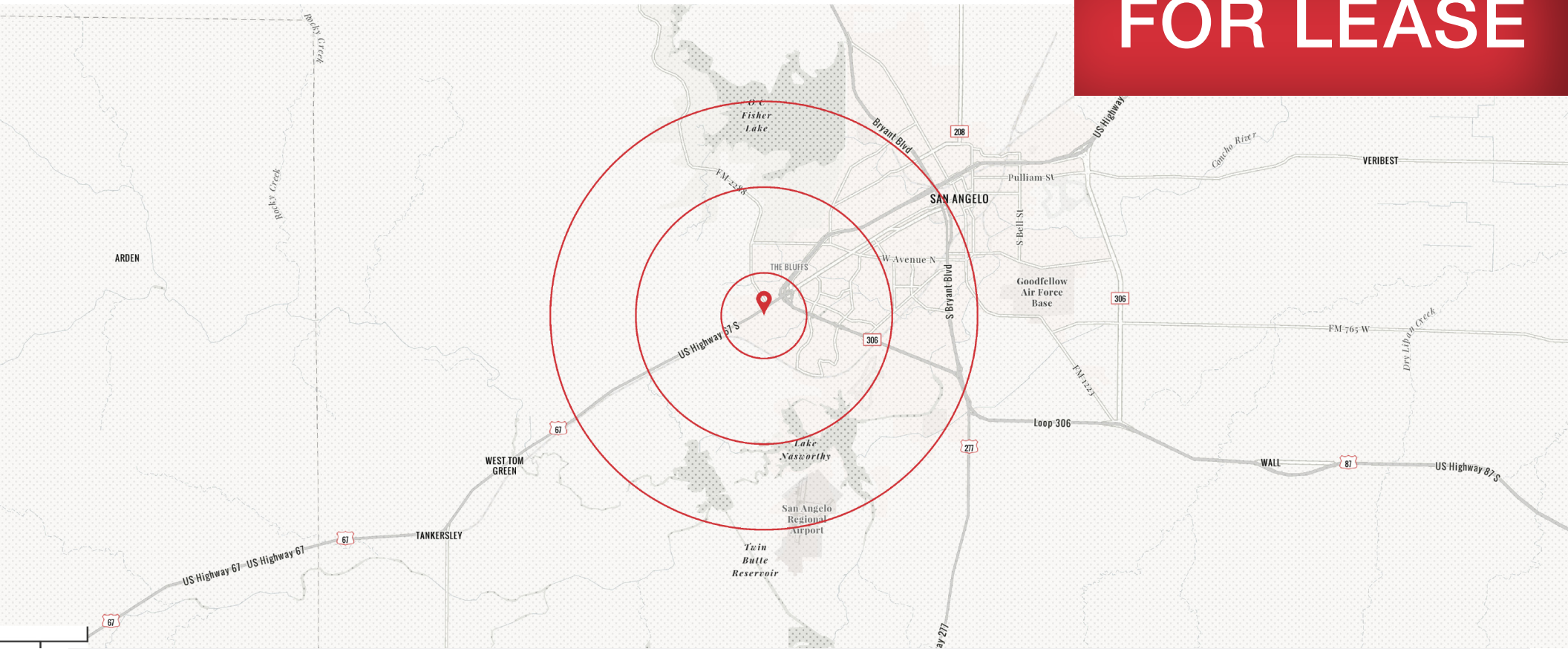


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## The Area:



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## Demographic Summary

|                  | 1 MILE    | 3 MILES   | 5 MILES  |
|------------------|-----------|-----------|----------|
| POPULATION       | 5,972     | 33,614    | 65,165   |
| AVG HH INCOME    | \$104,968 | \$100,614 | \$93,051 |
| TOTAL HOUSEHOLDS | 2,828     | 14,604    | 27,355   |
| MEDIAN AGE       | 38.2      | 37.6      | 36.4     |

## Location Advantages

- Located Along Bustling Sherwood Way, one of San Angelo's busiest commercial corridors with constant traffic and strong visibility.
- In Front of Kohl's + Sephora and surrounded by national retailers including Walmart, Sam's Club, H-E-B, and Lowe's, drawing steady customer traffic year-round.
- Part of San Angelo's Dominant Retail Hub, ideal for attracting both local and regional shoppers.