



RIVERSTONE
COMMERCIAL REAL ESTATE

1,700 SF | PRIME RETAIL SPACE

1103 WELSH AVENUE COLLEGE STATION, TX 77840

CHRIS LERMANN 979.943.7614 | **JIM JONES** 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY DESCRIPTION

Prime retail space less than a mile from Texas A&M University. This center offers 1,700 SF end cap of leasable retail space. Situated in the heart of the College Station Historic District, this property boasts excellent visibility on Holleman Drive and is positioned between three of College Station's main corridors: University Drive, Wellborn Road, and SH-6. This property is perfect for businesses looking to tap into the student market, with close proximity to student housing, parks, and A&M Consolidated High School, guaranteeing a steady flow of potential customers.

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Suite A:	1,700 Available SF
Lot Size:	1.589 Acres

PROPERTY HIGHLIGHTS

- Perfect Spot for Restaurant, Cafe, Kolache, Pizza, and more!
- 1,000 Gallon Grease Trap Already Installed
- 45 Parking Spaces
- Less Than A Mile from Texas A&M University (75,000+ Students) and A&M Consolidated HS
- Lighted Hard Corner in Central College Station
- Minutes from Lincoln Recreational Center, Wayne Smith Athletic Complex, & Gabbard Park
- Centrally located between three of College Station's main thoroughfares High Visibility with Exceptional Traffic Counts
- Constant Flow of Pedestrian Foot Traffic From Densely Populated Student & Residential Housing Community





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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

23.2

Median Age



37,518

Households

\$30,777

Median Disposable Income



103,860

2023 Total Population

EDUCATION

5%

No High School Diploma



17%

High School Graduate



25%

Some College



54%

College Graduate

INCOME



\$57,072

Average Household Income



\$21,139

Per Capita Income



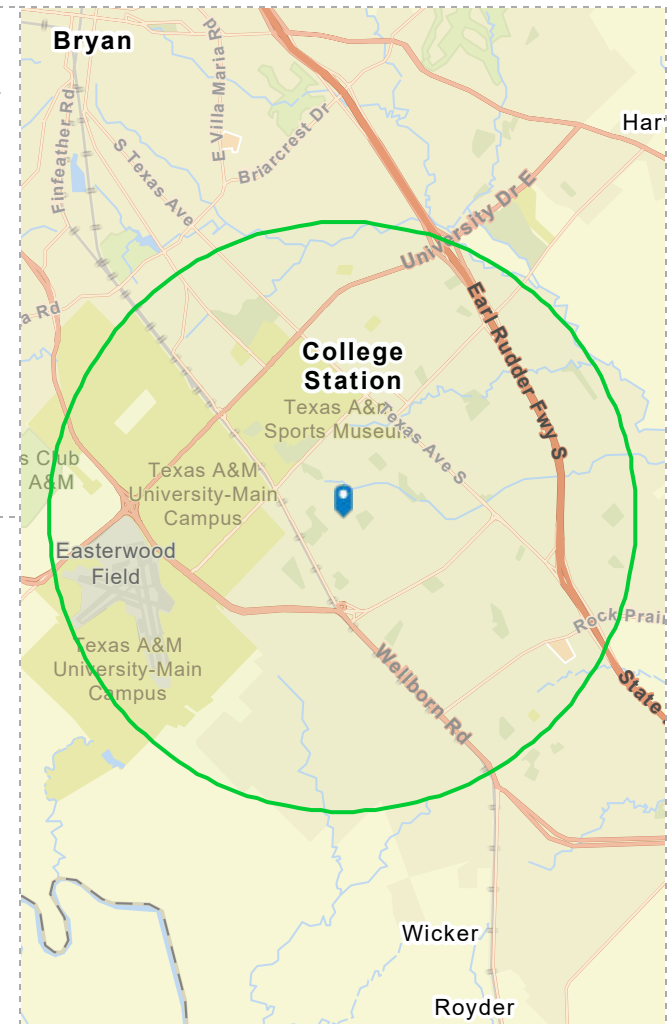
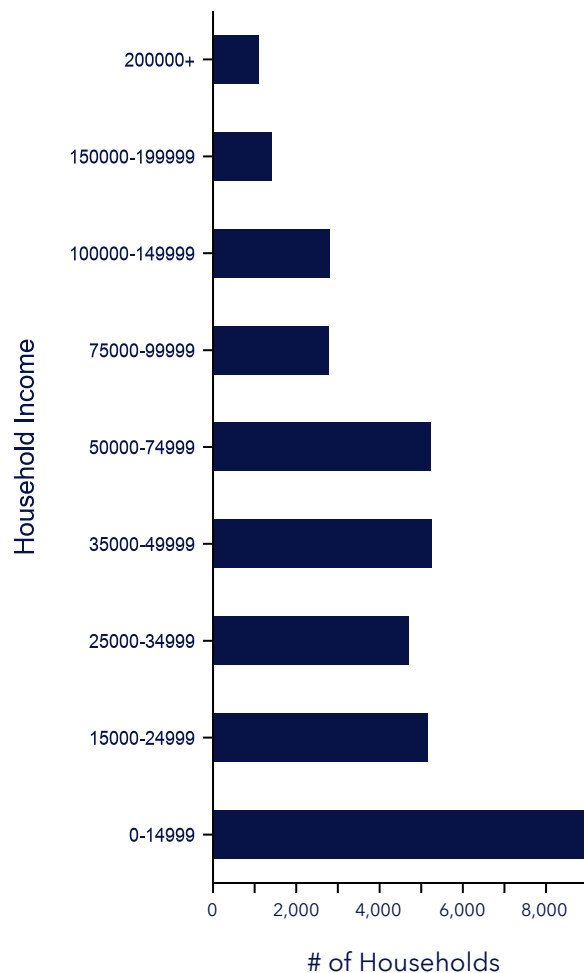
\$275,065

Average Net Worth



\$327,907

Average Home Value



EMPLOYMENT



White Collar

68%



Blue Collar

15%



Services

18%

4.7%

Unemployment Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.4

Median Age



63,948

Households

\$39,572

Median Disposable Income



168,432

2023 Total Population

EDUCATION

7%

No High School Diploma



18%

High School Graduate



23%

Some College



52%

College Graduate

INCOME



\$72,939

Average Household Income



\$27,959

Per Capita Income



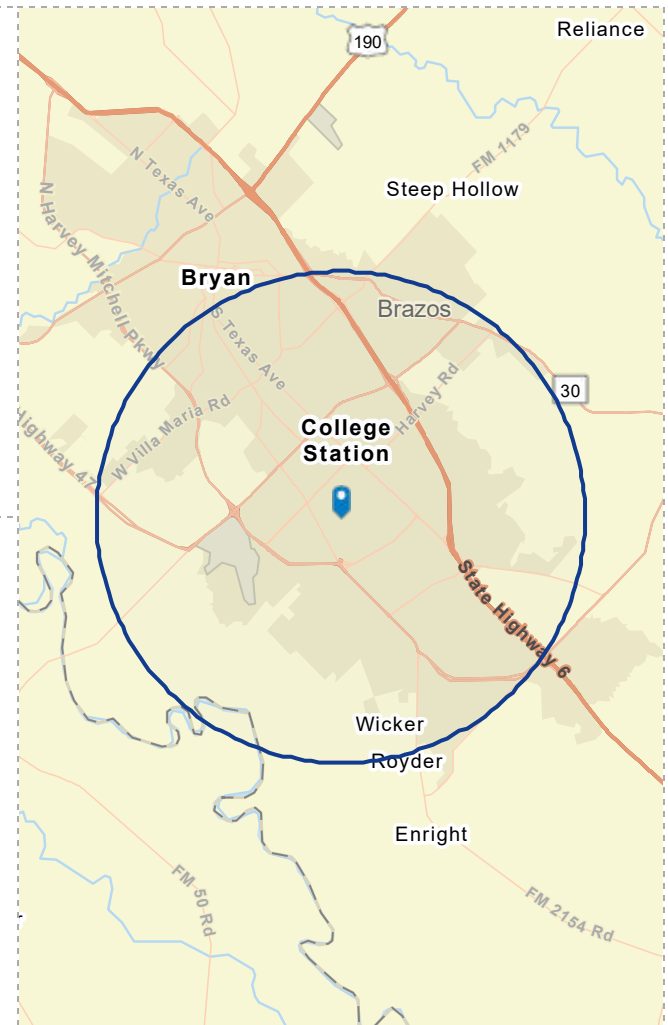
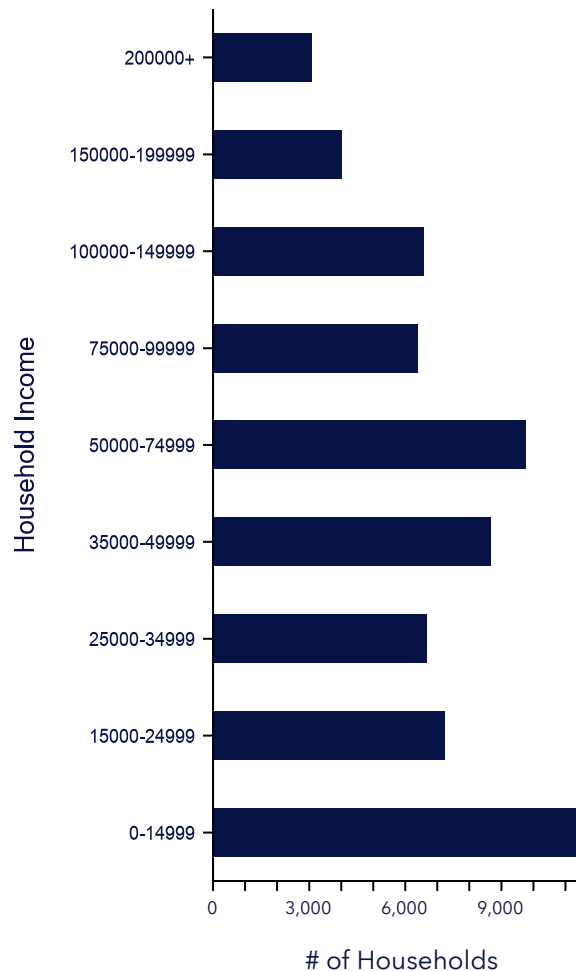
\$453,714

Average Net Worth



\$324,526

Average Home Value



EMPLOYMENT



70%

White Collar



15%

Blue Collar



Services

15%

Unemployment Rate

3.9%

