

2700 COLLEGE AVENUE S
COLLEGE STATION, TX

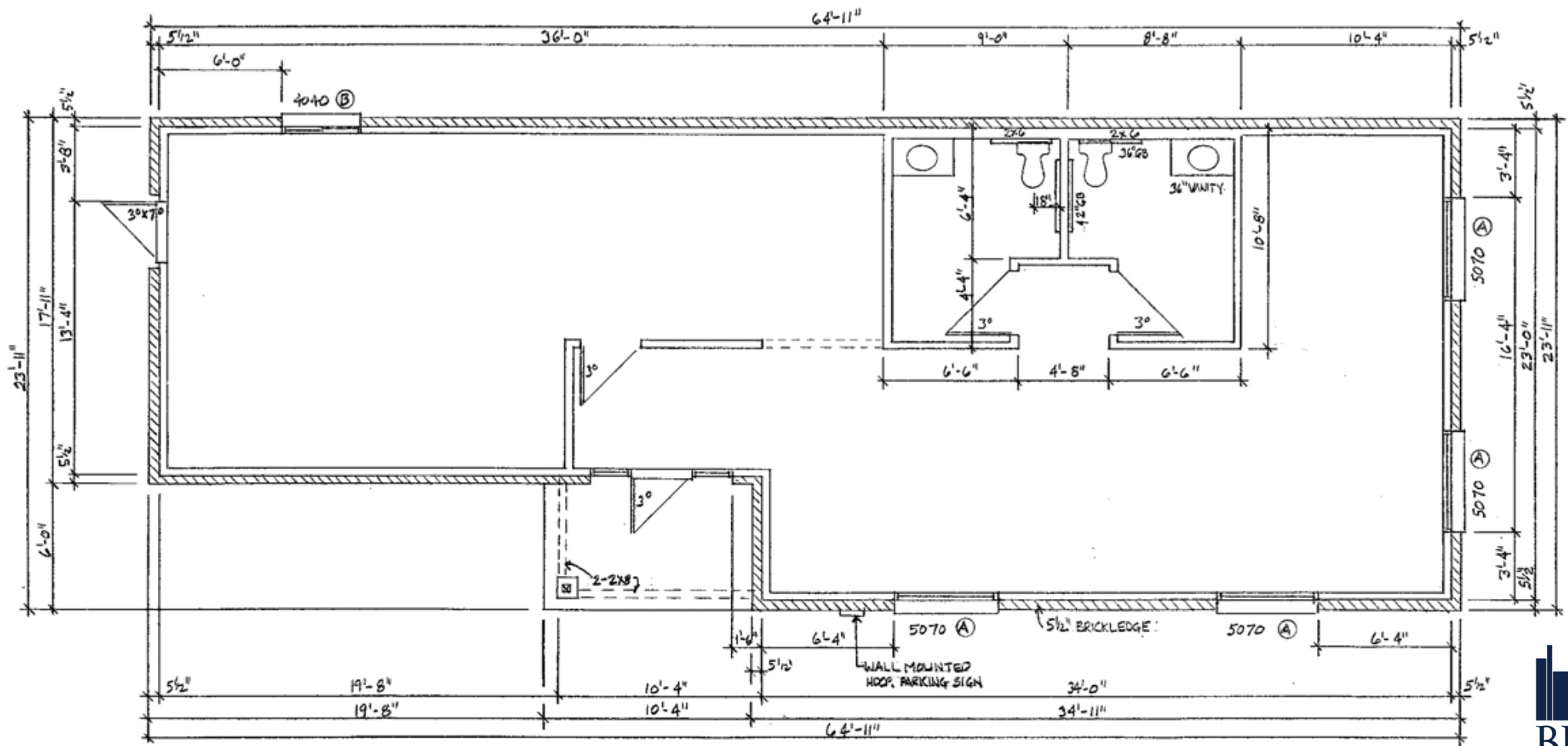
1,400 RETAIL SPACE FOR LEASE W/DRIVE THRU

PROPERTY HIGHLIGHTS

- 1,400 SF free-standing, first generation building space with drive-thru
- Located 1.75 miles from Texas A&M University with a Spring 2020 enrollment of 64,961 students
- Positioned in front of a well-established retail center with an excellent mix of national and local tenants
- Excellent visibility and easy access to Texas Avenue and Harvey Mitchell Parkway South
- Exceptional traffic counts of 52,127 VPD on Texas Avenue and 44,409 VPD on Harvey Mitchell Pkwy S per TxDOT
- Surrounded by national retailers and is in close proximity to hotels, dining, and dense student housing



FLOOR PLAN



PROPERTY SUMMARY

PROPERTY ATTRIBUTES	
Gross Leasable Area	1,400 SF
Site Size	0.6207 AC
Zoning	GC: General Commercial
Parking	31 Parking Spaces
Year Built	2018
Electric	3-Phase Power
Rental Rate	\$30.00/SF/YR
NNN Expenses	\$5.00/SF/YR
Drive Thru	Available
Natural Gas	Connection at Street

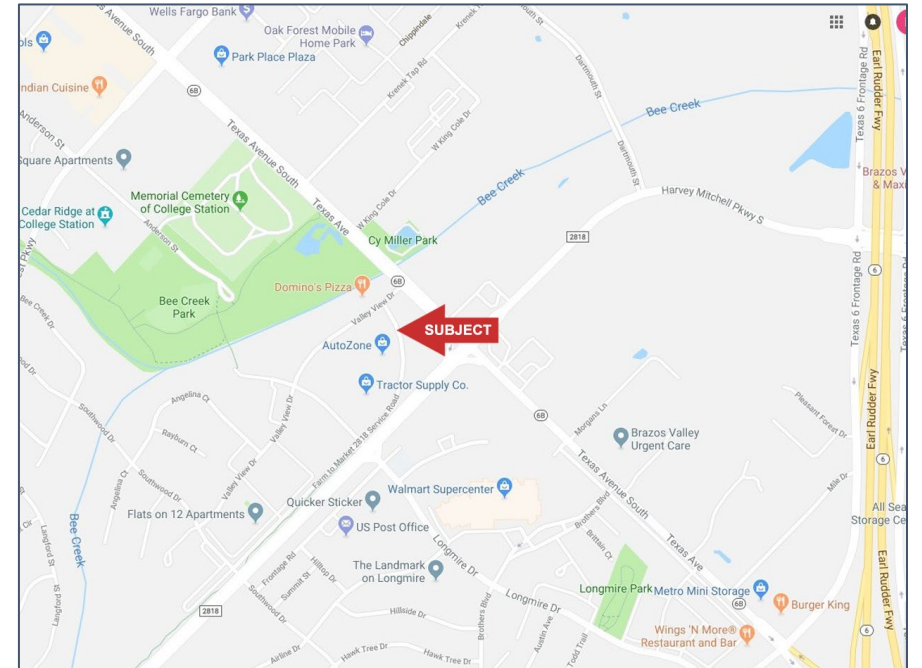


TRAFFIC COUNTS/DEMOGRAPHICS

TRAFFIC COUNTS

Texas Avenue	+ 55,100 VPD
Harvey Mitchell Parkway	+ 44,400 VPD

2022 DEMOGRAPHICS	2-Mile	5-Mile	10-Mile
Population	51,161	159,570	231,210
Households	21,639	61,910	85,848
Average HH Income	\$64,538	\$74,104	\$76,538
Specified Consumer Spending	\$554.7M	\$1.7B	\$2.5B



CONTACT

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