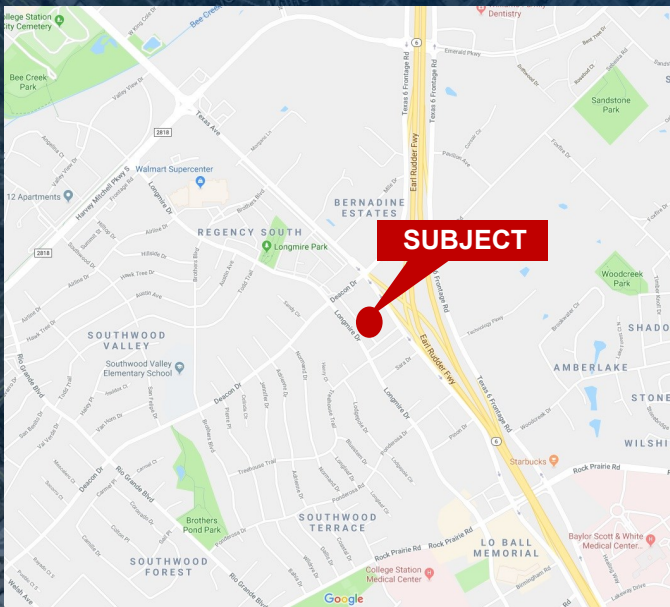


# SOUTHWOOD PLAZA—FOR LEASE

## 2205 Longmire Drive

TXSRA.COM

COLLEGE STATION, TEXAS 77845



### WALMART SHADOW CENTER END-CAP **±1,000—1,500 SF** NEIGHBORHOOD CENTER

Rental Rate:	\$18.00 SF
Min. Divisible:	±1,000 SF
Max. Divisible:	±1,500 SF
Property Type:	Retail
Property Sub-Type:	Urban Retail / Neighborhood Retail
Gross Leasable Area:	±8,000 SF
Year Built:	1994
NNN:	\$8.21 SF/YR
Zoning:	Commercial

For more information or to schedule a tour, please contact:

**ROBERT YOUNG**  
979.431.5566 office  
robertyoung@txsra.com

**SRA Strategic Realty Advisors, LLC**

979.431.5566 | robertyoung@txsra.com | txsra.com | 903 Texas Ave, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.



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## Site Plan

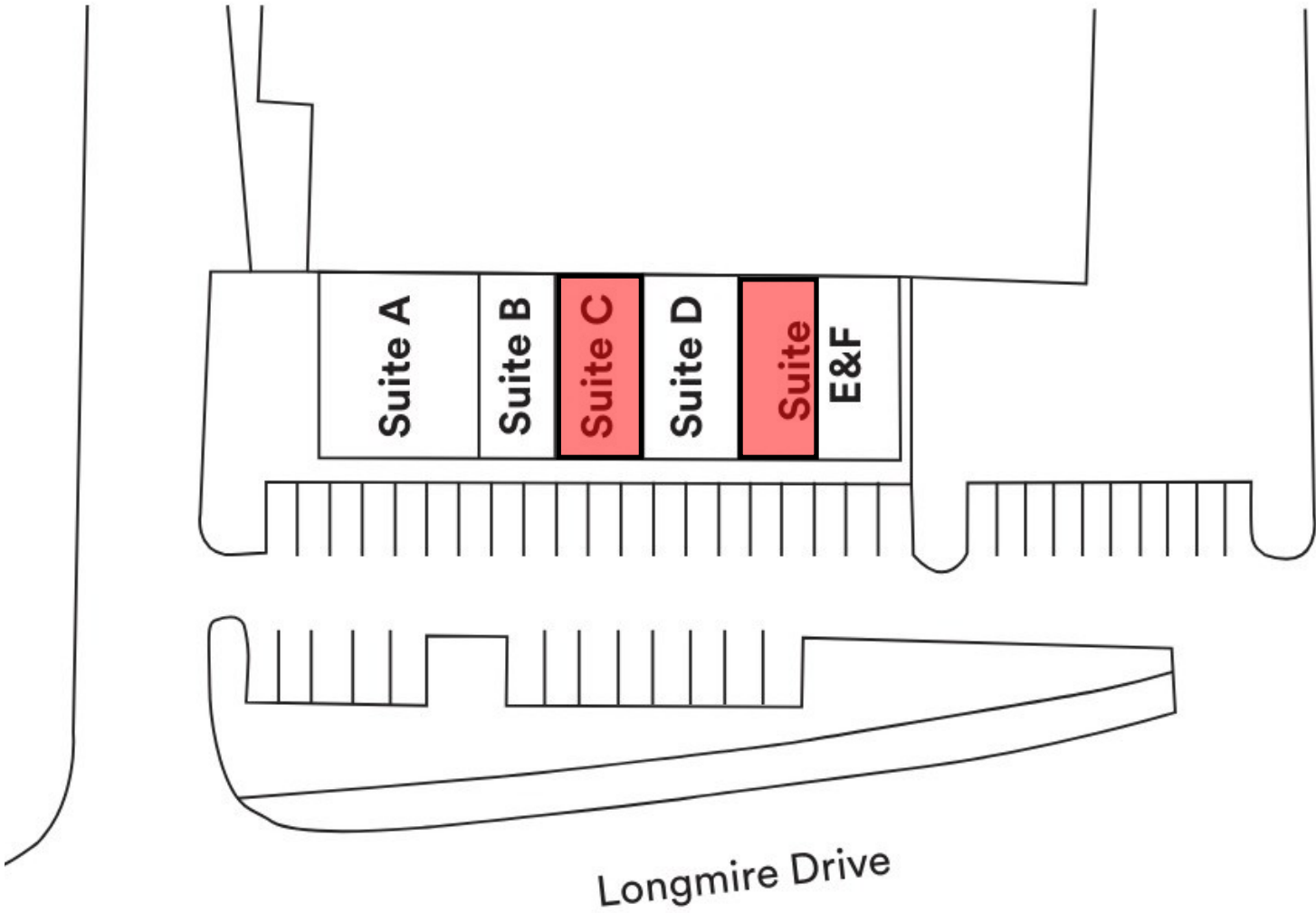


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# Site Plan





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## Aerial Map



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## Photos



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