

5769 SHERWOOD WAY  
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SAN ANGELO, TX 76901

RETAIL PROPERTY FOR LEASE



*Presented by:*

**WILL MORRIS**

254.778.6675

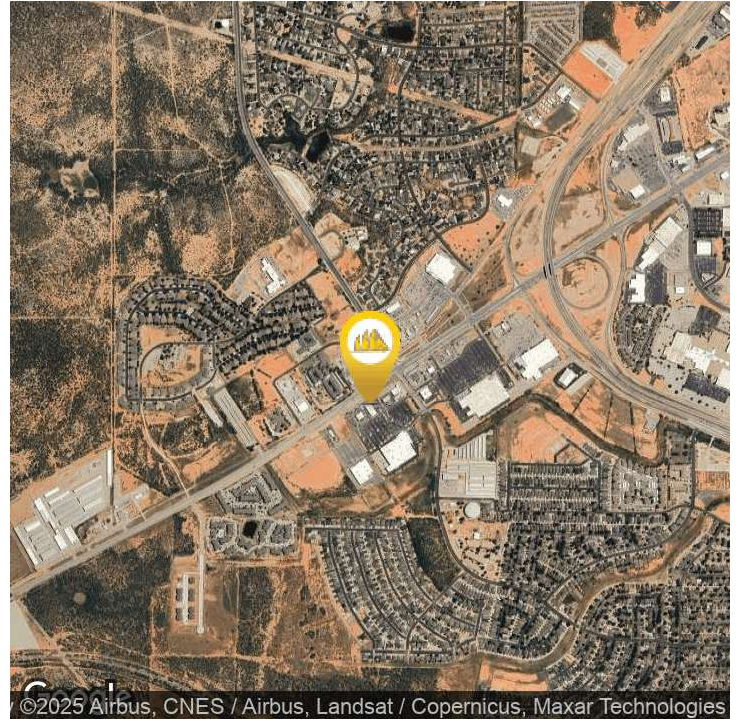
will@charterres.com

**DANIEL MORRISON**

254.780.7988

Daniel@charterres.com





## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	11,250 SF
Available SF:	1,125 SF
Lot Size:	54,355 SF
Number of Units:	38
Year Built:	2007
Zoning:	CG

## PROPERTY OVERVIEW

5759 Sherwood Way offers a premier retail or professional office opportunity in the heart of San Angelo's main commercial corridor. Sherwood Way serves as the city's primary east-west retail artery, connecting the region's largest retail centers and providing unmatched exposure to both local and regional traffic.

## PROPERTY HIGHLIGHTS

- Excellent access and frontage
- Surrounded by top-performing national retailers, restaurants, and neighborhood amenities. and strong daily traffic counts
- Exceptional visibility and strong daily traffic counts
- Dense residential population
- ±30,000 VPD (Sherwood Way)



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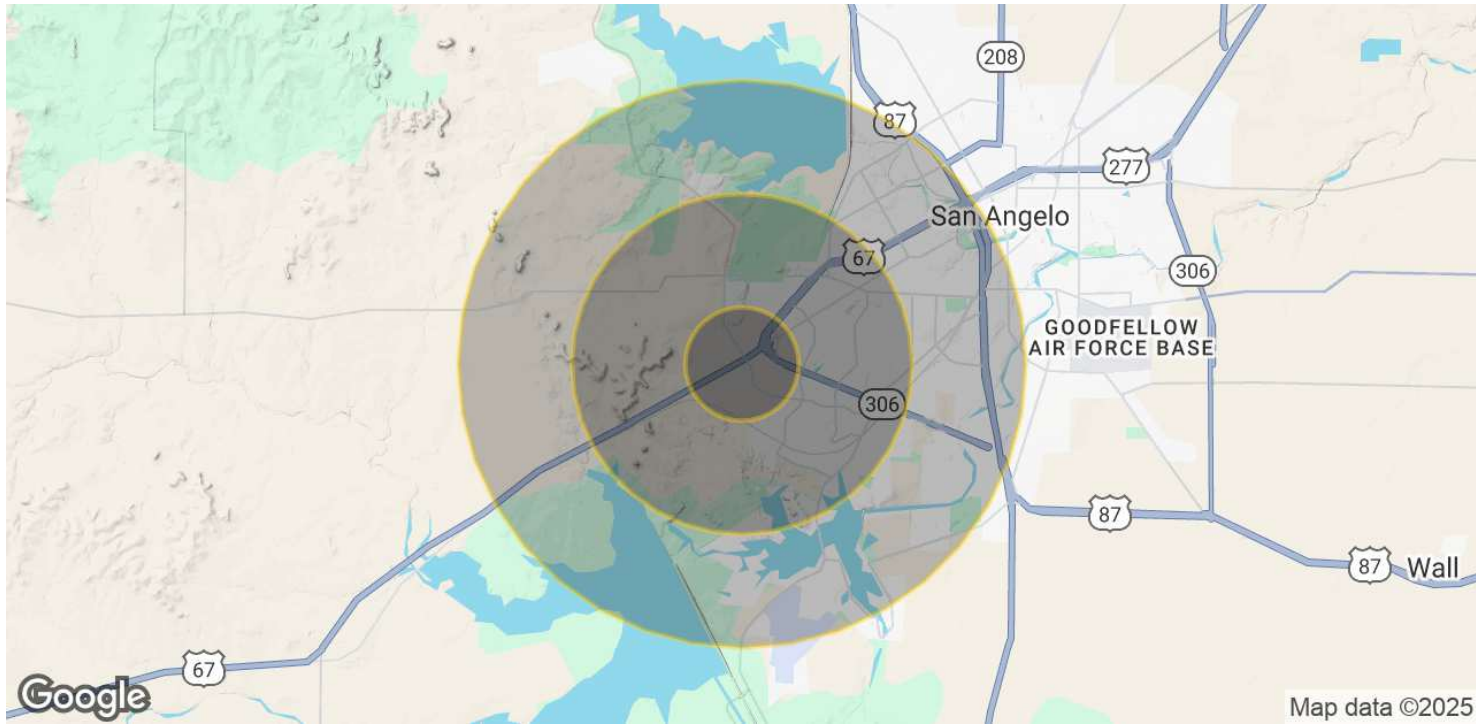
LOCATION MAP



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,903	33,731	66,292
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,599	14,276	27,441
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$100,349	\$93,488	\$83,608
Average House Value	\$273,251	\$269,035	\$278,412

Demographics data derived from AlphaMap