



For Lease | ±10,000 SF Retail Space

Hwy 40 & Greens Prairie

College Station, TX 77845

PROPERTY HIGHLIGHTS

- Strategically positioned in South College Station's prominent growth area that encompasses a rapidly expanding affluent population
- Master Planned Retail Development
- Excellent visibility with multiple access points to State Highway 6, William D. Fitch Parkway & Greens Prairie Road
- Min. divisible of ± 1,500 SF



Ideal for Restaurant / Retail ■ ± 10,000 SF Retail Center For Lease

DEMOGRAPHICS (2012)

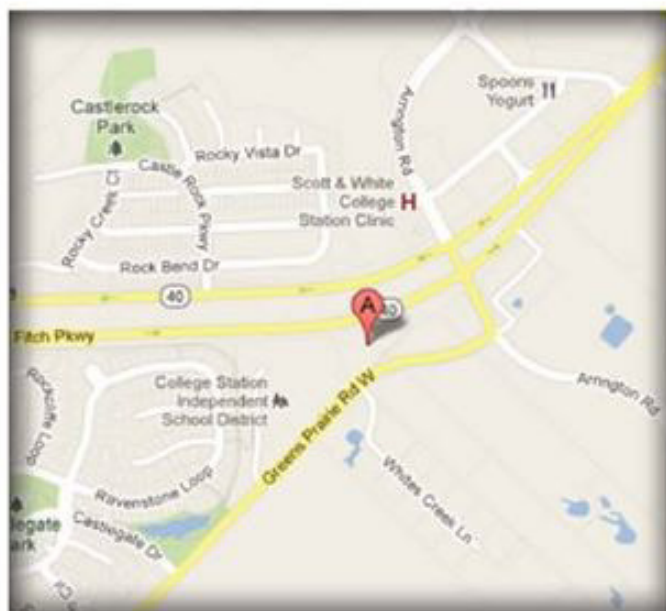
	1 Mile	3 Mile	5 Mile
Residential Population	3,818	27,405	63,349
Estimated Average HH Income	\$94,005	\$92,258	\$71,879
Total Businesses	167	1,502	2,871
Total Employees	1,137	8,545	15,890

TRAFFIC COUNTS (per TXDOT 2012)

	Vehicles Per Day
State Highway 6	68,000
Highway 40	18,000

\$24 PSF + NNN

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



For more information, contact

Jim Jones | 979.220.4486 | jjones@caldwellcos.com

Barry Moore | 979.209.9989 | bmoore@caldwellcos.com

979.260.7000 | CaldwellCos.com



Doing it right. Right now.



Aerial

Hwy 40 & Greens Prairie

College Station, TX 77845



For more information, contact

Jim Jones | 979.220.4486 | jjones@caldwellcos.com

Barry Moore | 979.209.9989 | bmoore@caldwellcos.com

979.260.7000 | CaldwellCos.com



Doing it right. Right now.