



Rock Prairie Marketplace

College Station, TX

College Station-Bryan (TX)



Lauren Heimann

Leasing Representative

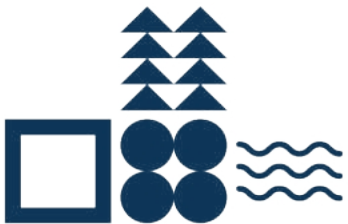
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AERIAL



GROSS LEASABLE AREA (GLA) 31,603 SF

PARKING SPACES 171

PARKING RATIO 5.41 per 1,000 SF

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www.kimcorealty.com/118650



DENSITY AERIAL

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■ Available ■ Non-Controlled

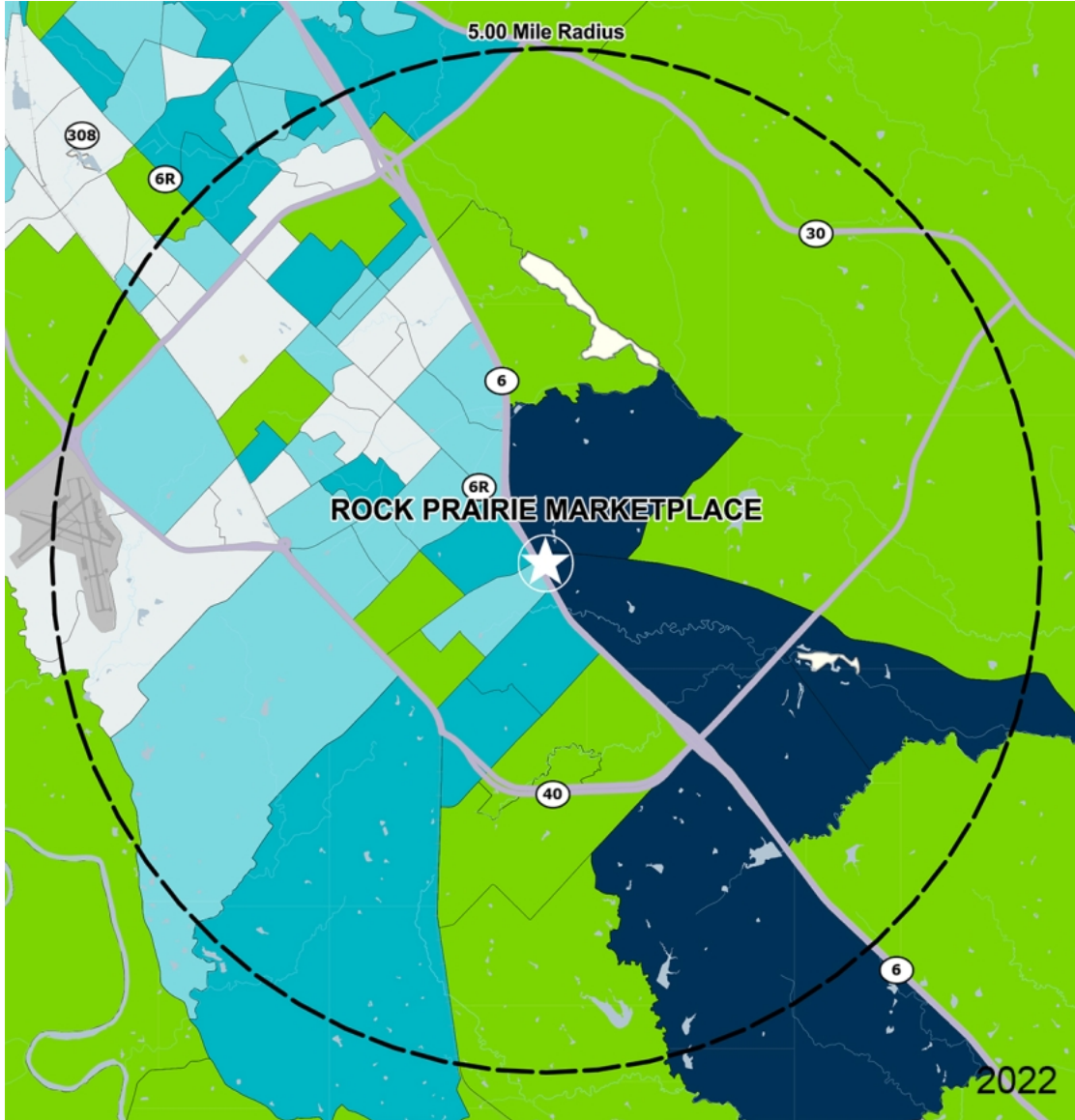


	TENANT	SQ FT
1	Smoothie King	1,050
2	WGR Homes	1,630
3	School of Rock	2,400
4	Row House	2,000
5	The Little Gym	4,900
6	Jersey Mike's	1,500
7	Piasanos Italian Pizzeria	4,065
8	Queen Nail Spa	1,330
9	Available	8,045
13	Corner Store	4,683
K1	Available	0.68 ac
K2	Available	0.68 ac
K3	Available	1.42 ac

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,232	71,031	129,178
Daytime Pop	12,198	69,399	163,722
Households	3,112	27,783	48,394
Average HH Income	\$99,482	\$84,942	\$83,855
Median HH Income	\$65,861	\$60,228	\$57,139
Per Capita Income	\$37,621	\$33,371	\$31,860

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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State Hwy 6 S & Rock Prairie Rd, College Station, TX



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