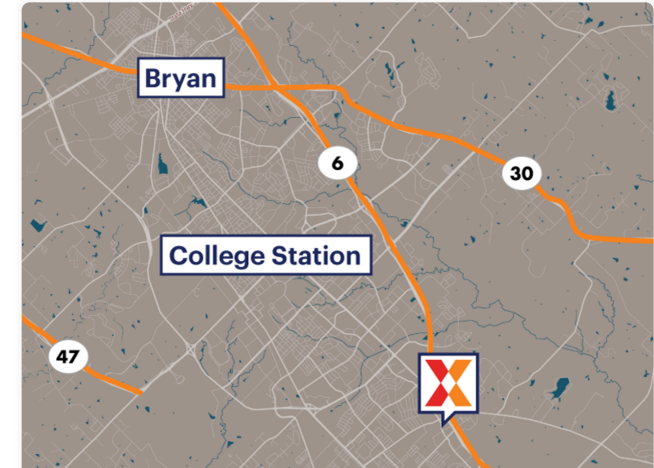


Rock Prairie Crossing

3501-3535 Longmire Road | College Station, TX 77845

Brazos County College Station-Bryan, TX 118,700 Sq Ft

30.5825, -96.2858



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 9,196 | 65,972 | 125,567 |
| Daytime Pop. | 12,086 | 60,654 | 157,136 |
| Households | 3,431 | 25,288 | 43,180 |
| Income | \$120,358 | \$113,418 | \$108,070 |

Source: Synergos Technologies, Inc. 2024

Kroger-anchored shopping center with CVS/pharmacy, Spec's and a strong selection of fast casual and sit-down restaurants to serve daily needs

High visibility from 92K+ vehicles daily on Hwy 6 and 22K+ vehicles daily on Rock Prairie Rd (Kalibrate 2022, 2025)

Highly educated population as 58% have a college education within 3 miles

Proximity to Texas A&M University with 74K+ students (TAMU 2025)



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Available Spaces

04 1,359 Sq Ft 360° 07 1,400 Sq Ft 360°

Current Tenants Space size listed in square feet

| | | |
|-------|------------------------------------|--------|
| 01 | Cotton Patch Cafe | 4,200 |
| 02 | Freebirds World Burrito | 2,950 |
| 03 | Kolache Rolf's | 1,210 |
| 05 | Angel Nails | 1,205 |
| 06 | Gold Star Barber Studio | 1,400 |
| 08 | Scenthound | 2,200 |
| 09 | Witt's End | 3,246 |
| 10 | Hallmark Cards | 4,200 |
| 11 | Kroger | 63,373 |
| 12 | DoubleDave's Pizzaworks | 3,450 |
| 13 | ANY LAB TEST NOW | 1,205 |
| 14 | Jimmy John's | 1,250 |
| 17 | Spec's Wine, Spirits & Finer Foods | 5,500 |
| 18 | CVS | 14,471 |
| 19 | T. Jin China Diner | 1,800 |
| 20 | The UPS Store | 1,600 |
| 21 | Bank of America | 2,681 |
| NAP01 | Prosperity Bank | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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