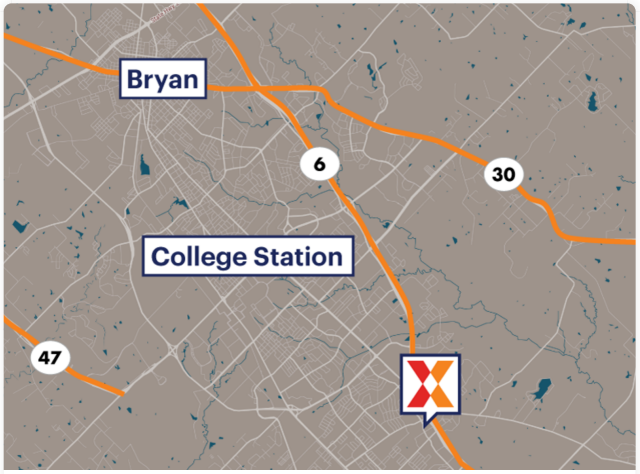
Rock Prairie Crossing

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

3501-3535 Longmire Road | College Station, TX 77845

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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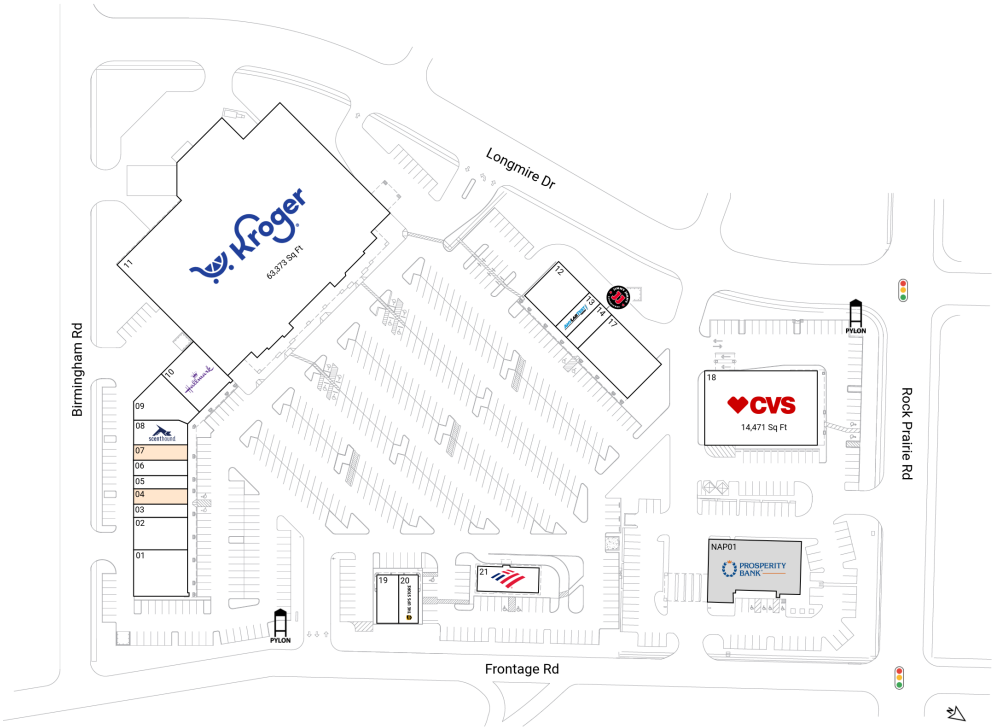
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Available Spaces

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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