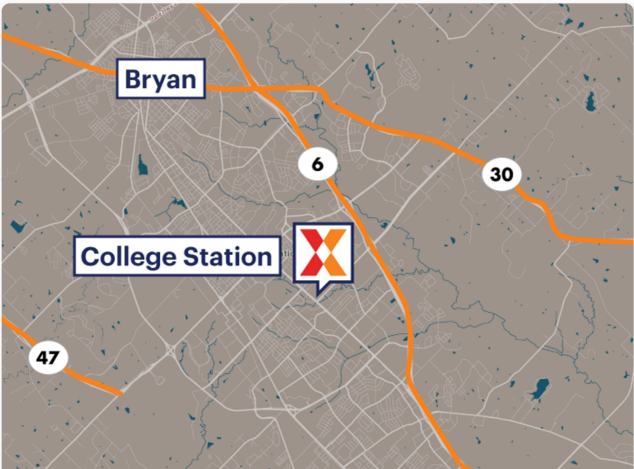
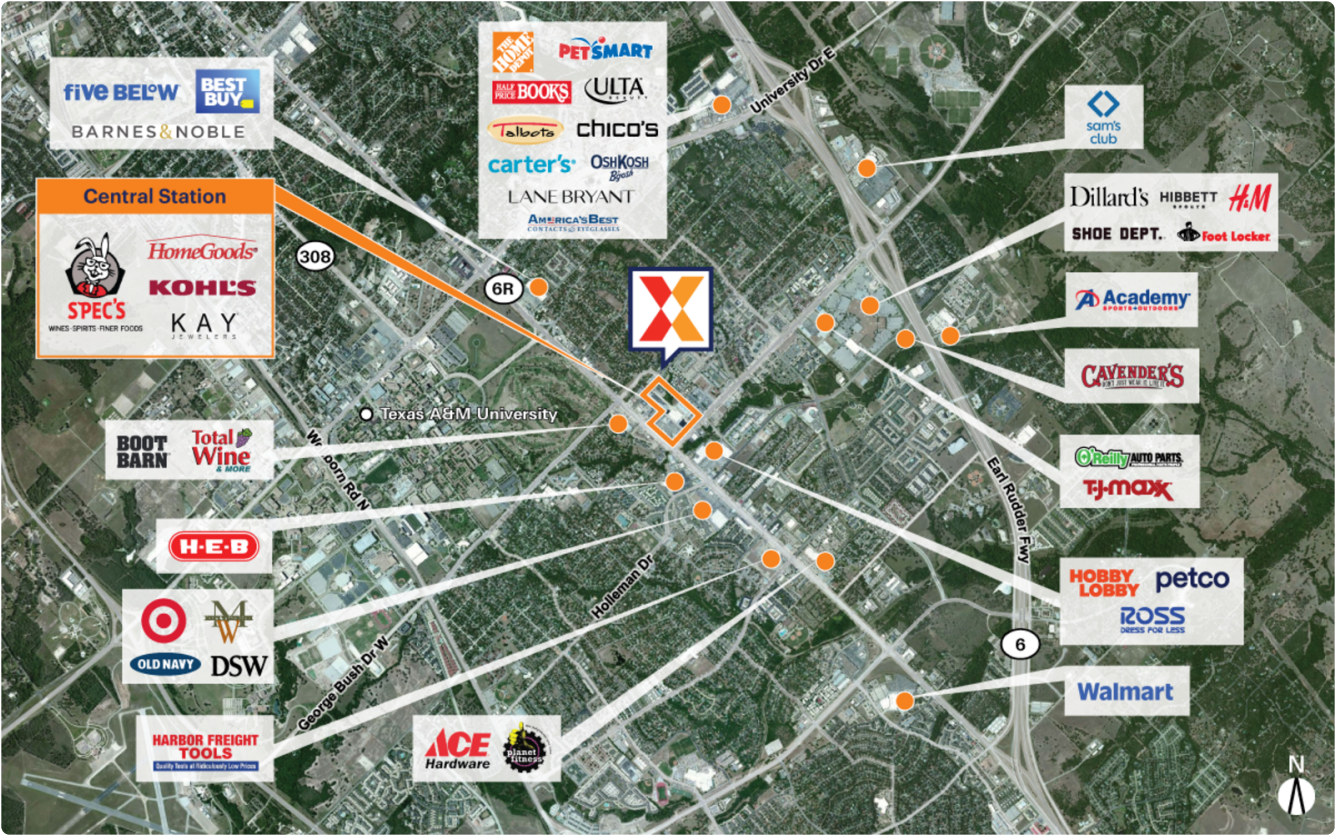


# Central Station

Brazos County College Station-Bryan, TX 248,503 Sq Ft

1505 S Texas Ave | College Station, TX 77840  
30.6171, -96.3191



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 10,160   | 89,367   | 168,530  |
| Daytime Pop. | 14,717   | 133,612  | 209,741  |
| Households   | 4,454    | 31,210   | 62,457   |
| Income       | \$51,083 | \$74,841 | \$91,997 |

Source: Synergos Technologies, Inc. 2024

- Located in the heart of Aggieland, just a ¼ mile from Texas A&M University with 72K+ students and 11K+ employees (TAMU 2024) plus strong daytime population of 135K+ within 3 miles
- Highly trafficked center drawing an estimated 3.4M+ annual visits and 9.3K visits/day (Placer.ai 2024)
- High visibility at prominent intersection of Texas Ave with 37K+ vehicles daily and Harvey Rd with 16K+ vehicles daily (Kalibrate 2020)
- Surrounded by a dense population of 94K+, plus 49% with a college education within a 3-mile radius
- Benefit from traffic draw of strong national and regional retailers such as HomeGoods, Spec's & Los Cucos Mexican Café



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## Available Spaces

|    |             |      |     |              |      |
|----|-------------|------|-----|--------------|------|
| 02 | 2,689 Sq Ft | 360° | 12A | 11,250 Sq Ft | 360° |
|----|-------------|------|-----|--------------|------|

## Current Tenants

Space size listed in square feet

|       |                             |        |       |                                    |        |
|-------|-----------------------------|--------|-------|------------------------------------|--------|
| 01    | The Cut Axe Throwing        | 6,281  | 24    | Nothing Bundt Cakes                | 2,480  |
| 02-II | Brazos Valley Barbell       | 6,000  | 25    | Kay Jewelers                       | 3,120  |
| 03    | H&R Block                   | 1,200  | 26    | HomeGoods                          | 19,794 |
| 03-II | Choi's Restaurant           | 1,200  | 26A   | Spec's Wine, Spirits & Finer Foods | 20,000 |
| 03A   | Avis Rent A Car             | 1,200  | 27    | Los Cucos Mexican Cafe             | 7,200  |
| 04    | Good Luck Good              | 1,243  | 28    | Supercuts                          | 1,527  |
|       | Time Tea House              |        | 29    | Eyemart Express                    | 4,080  |
| 04-II | Attiq Khan and Rashida Khan | 1,800  | 30    | The UPS Store                      | 1,920  |
| 05    | Tanaka Ramen                | 2,357  | 31    | Midnight Cravingz                  | 1,286  |
| 05-II | Via-Max Envios              | 600    | 31A   | Firehouse Subs                     | 1,884  |
| 06    | Thousand Layers             | 1,200  | 32    | Fast and Furious Japanese Gril     | 2,030  |
| 06-II | Centro America Restaurante  | 1,195  | 33    | AT&T                               | 5,000  |
| 07    | State Farm                  | 1,400  | 34    | Napa Flats                         | 5,162  |
| 07-II | Shop N Go                   | 2,335  | 35    | The Sleep Station                  | 4,000  |
| 08    | Cinnaholic                  | 900    | 37    | Sweet Eugene's House Of Java       | 4,900  |
| 09    | Poet's Family Billiard Hall | 10,806 | 38    | Wanna Taco                         | 1,500  |
| 10    | Legacy Athletics            | 2,400  | 39    | 404 Gaming Lounge                  | 3,600  |
| 11    | Painting with a Twist       | 2,000  | 40    | iWon Korean BBQ & Hot Pot          | 6,912  |
| 12B   | Dollar Tree                 | 11,250 | GL    | Chick-fil-A                        | 4,000  |
| 13    | Cato Fashions               | 5,440  | NAP01 | Kohl's                             | 70,362 |
| 15    | Grand Nail Spa              | 3,000  |       |                                    |        |

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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