



Rock Prairie Marketplace

College Station, TX

College Station-Bryan (TX)



Douglas Schooley
Leasing Representative
(972) 638-5242
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AERIAL



Douglas Schooley

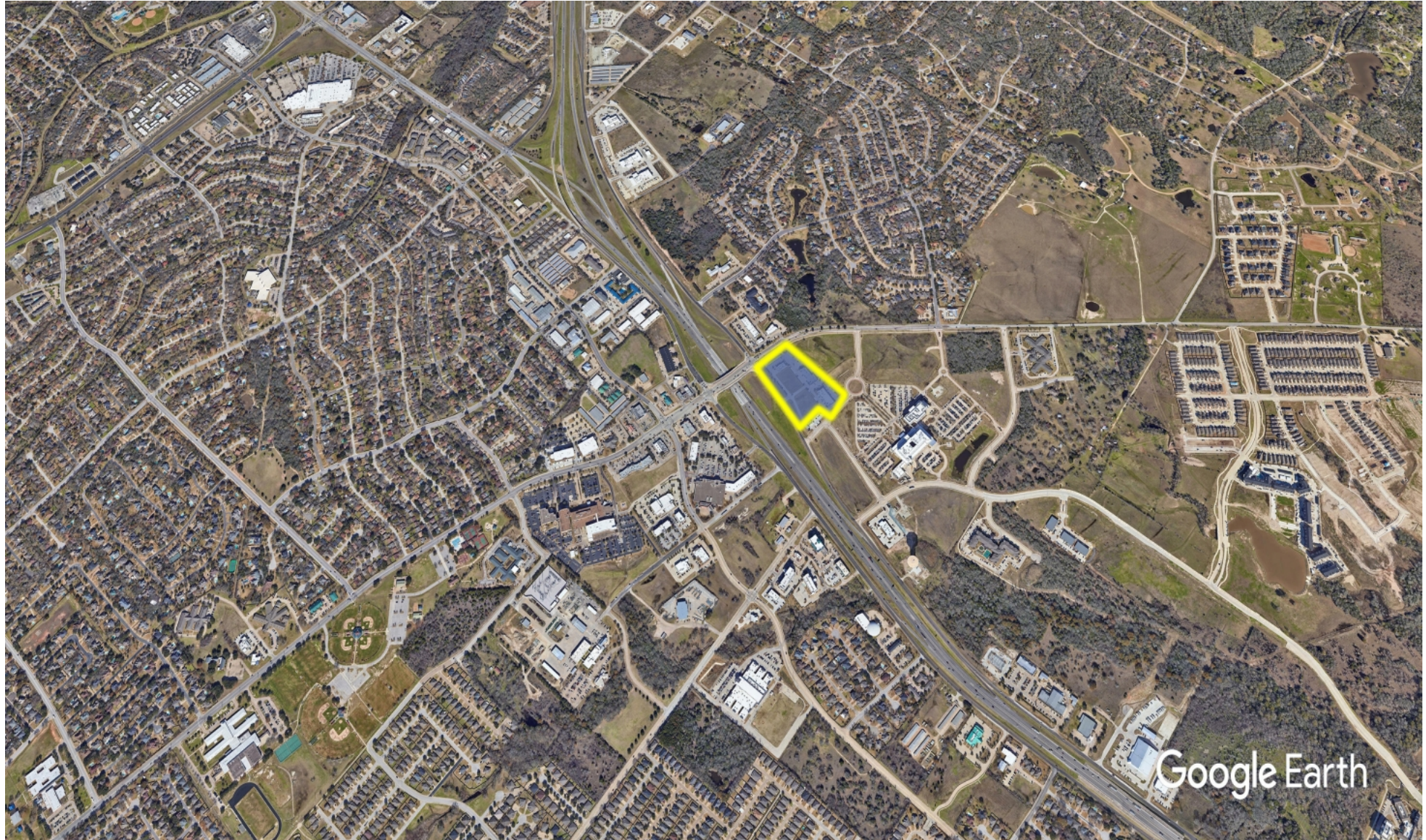
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GROSS LEASABLE AREA (GLA) 31,603 SF

PARKING SPACES 171

PARKING RATIO 5.41 per 1,000 SF





DENSITY AERIAL

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www.kimcorealty.com/118650

Available Non-Controlled



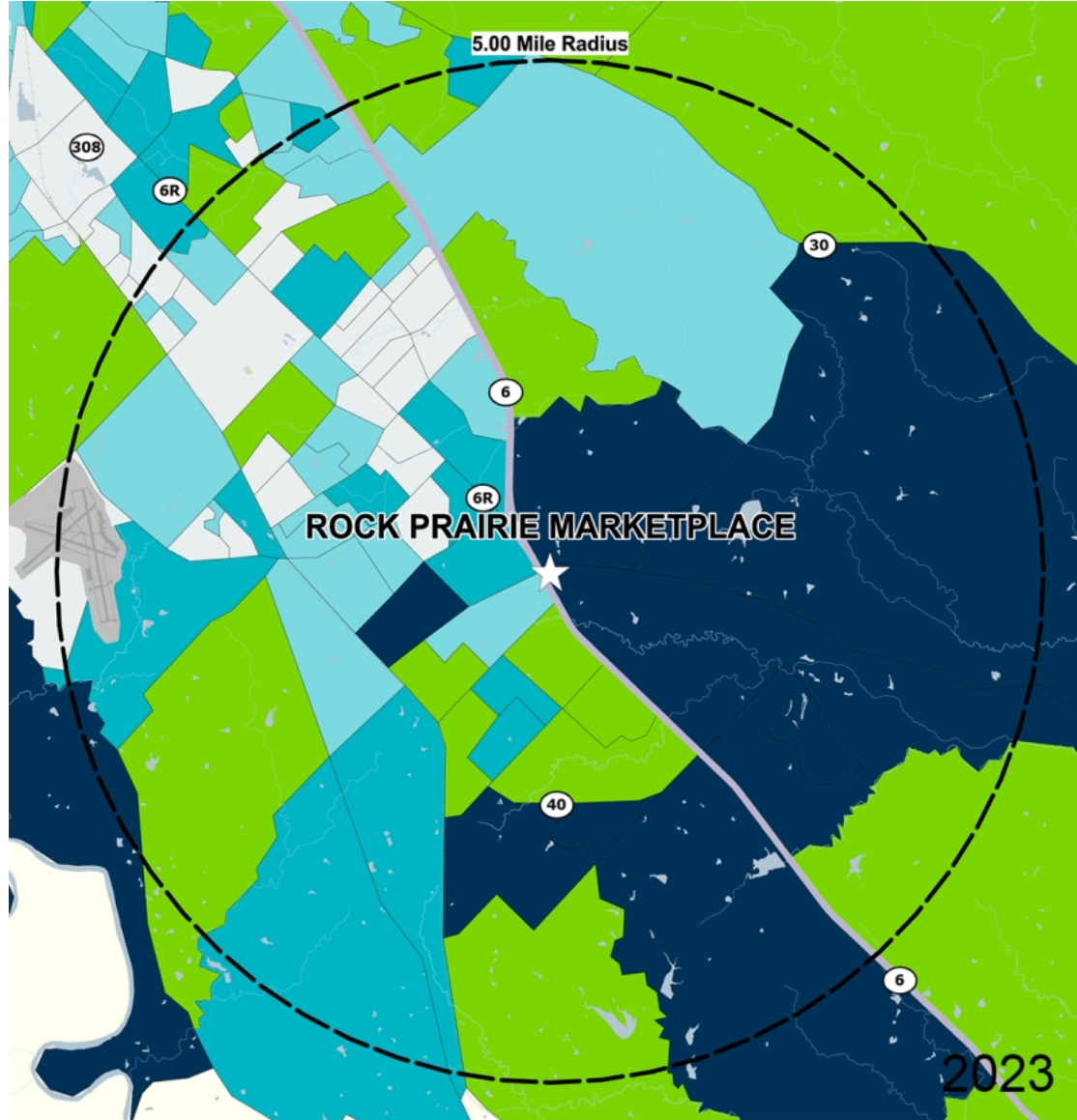
	TENANT	SQ FT
1	Smoothie King	1,050
2	WGR Homes	1,630
3	School of Rock	2,400
4	Row House	2,000
5	The Little Gym	4,900
6	Jersey Mike's	1,500
7	Piasanos Italian Pizzeria	4,065
8	Queen Nail Spa	1,330
9	Available	8,045
13	Corner Store	4,683
K1	Available	0.68 ac
K2	Available	0.68 ac
K3	Available	1.42 ac

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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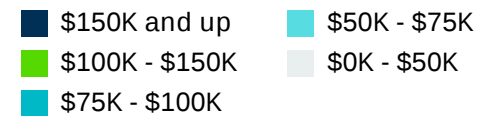
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,106	68,135	138,635
Daytime Pop	9,888	61,817	159,403
Households	2,694	26,828	49,684
Average HH Income	\$111,760	\$93,859	\$89,391
Median HH Income	\$73,764	\$65,033	\$58,679
Per Capita Income	\$42,607	\$37,117	\$33,296

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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



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