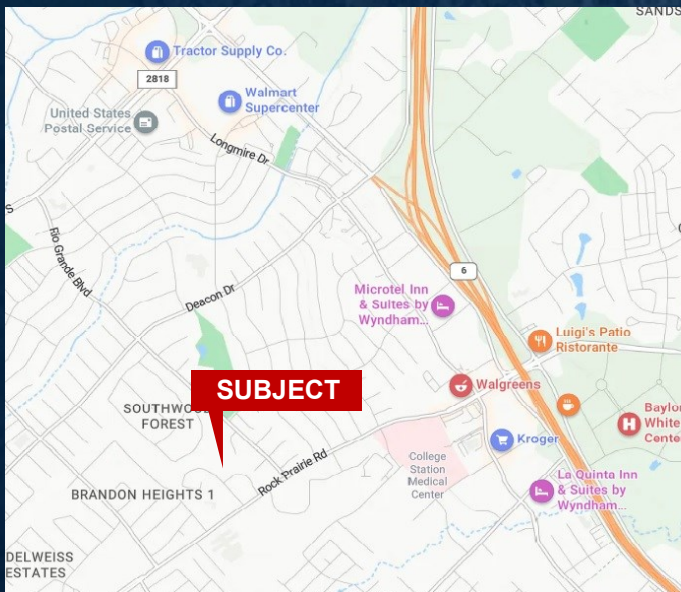


FOR LEASE ~ 3,000 SF Medical Office

1103 Rock Prairie Road

TXSRA.COM

COLLEGE STATION, TEXAS



OFFICE SPACE FOR LEASE ±3,000 SF

- Rental Rate: \$23.90/SF/Year
- NNN Expenses: \$10.10/SF/Year
- Min. Divisible: ±3,000 SF
- Max. Contiguous: ±3,000 SF
- Property Type: Office
- Property Sub-type: Office Building
- Gross Leasable Area: ±3,000 SF

Demographics 2025

	2 miles	5 miles	10 miles
Population	41,859	141,394	234,985
Households	16,402	50,773	86,823
Average HH Income	\$84,661	\$80,875	\$82,596
Traffic Count Avg	19,721 VPD per TXDOT		

For more information or to schedule a tour, please contact:

ROBERT YOUNG
979.324.1717 Cell
robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive #103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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Photos



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Area Retail Map



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