



WOODCREST
CAPITAL, LLC

Sherwood Commons

3204 - 3298 Sherwood Way | San Angelo TX

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1,042 + 1,128 SF
2,720 - 9,772 SF



- 55,174 SF Center
- Tom Green County, Texas
- Large Parking Field
- Great Visibility & Access
- ½ Mile from Angelo State University

Type	PSF
NNN's	\$ 4.62
Lease Rates	Call for Rates

Traffic Counts	
Sherwood Way	25,141 VPD
US-67	50,239 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	10,849	58,709	92,720	878,272
Households	4,445	23,794	36,107	332,057
Average HH Income	\$80,920	\$80,580	\$75,696	\$81,897

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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