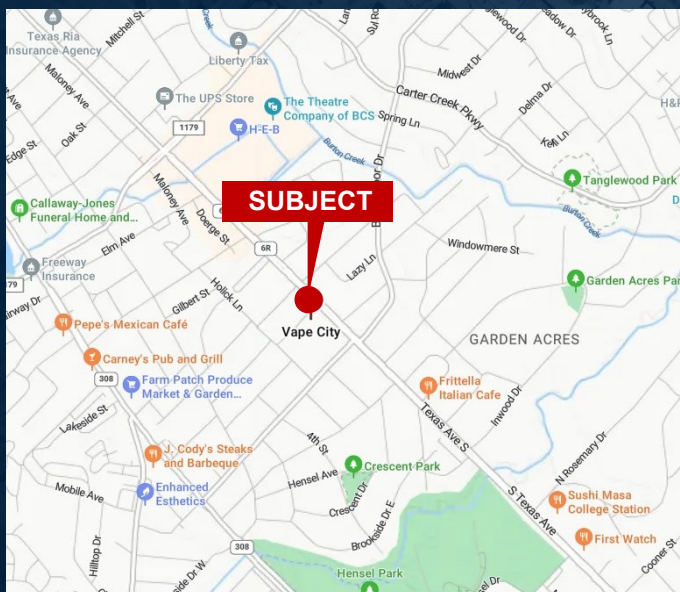


FOR LEASE NORTH PARK PLAZA RETAIL CENTER

3600 and 3700 Texas Ave, Bryan, TX

TXSRA.COM

BRYAN, TEXAS



RETAIL AVAILABLE

± 960-3,600 SF

RETAIL CENTER

- Rental Rate: \$19.80-22.50/SF/Year
- NNN Expenses: \$ 8.00/SF/Year
- Min. Divisible: ± 960 SF
- Max. Contiguous: ±3,600 SF
- Property Type: Retail
- Property Sub-type: Regional Center
- Gross Leasable Area: ±30,220 SF
- Lot Size: ±3.68 Acres
- Zoning: Commercial
- Pylon Sign

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

ROBERT YOUNG

979.431.5566 office

robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

Demographics 2025

	1mile	3 miles	5 miles
2025 Population	15,248	107,162	179,829
Daytime Population	5,592	80,686	94,720
Average HH Income	\$39,088	\$41,107	\$67,166
Traffic Counts	30,423 VPD per txDot 2025		

979.324.1717 | robertyoung@txsra.com | txsra.com | 111 University Drive #103, College Station, TX 77840

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Leasing Plan



SUITE	SQUARE FEET	TENANT	LEASE TYPE	BASE RATE
3600 Texas #300	~960	Available	Triple Net	\$19.80 SF/YR
3600 Texas #400	~1,100	Available	Triple Net	\$22.50 SF/YR
3700 Texas #100	~3,600	Available	Triple Net	\$22.50 SF/YR
3700 Texas #200	~2,400	Available	Triple Net	\$19.80 SF/YR
3700 Texas #675	~1,200 sf	Available	Triple Net	\$19.80 SF/YR

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Retail Map



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