



**MILLS PARK**  
**4501 MILLS PARK CIRCLE**  
**COLLEGE STATION, TX 77845**

**PREPARED BY:**

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## MILLS PARK

SECOND GENERATION RESTAURANT SPACE FOR LEASE  
+/- 3,500 SF AVAILABLE

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

LEASE RATE: \$32.00 SF/YR

AVAILABLE SF: +/- 3,500 SF

### PROPERTY HIGHLIGHTS

- Second generation restaurant space
- Great visibility on Greens Prairie Road
- Nearby businesses include Blue Baker, RX Pizza, Casa Do Brasil, Wright Dentistry, Kiddie Academy of College Station, Shipley's Donuts, HEB, PetSmart, and Gold's Gym



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**EXTERIOR PHOTOS**



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## INTERIOR PHOTOS



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## LEASE SPACES



### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	+/- 3,500 SF	LEASE RATE:	\$32 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	3,500 SF	NNN	\$32.00 SF/yr

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# LOCATION MAP



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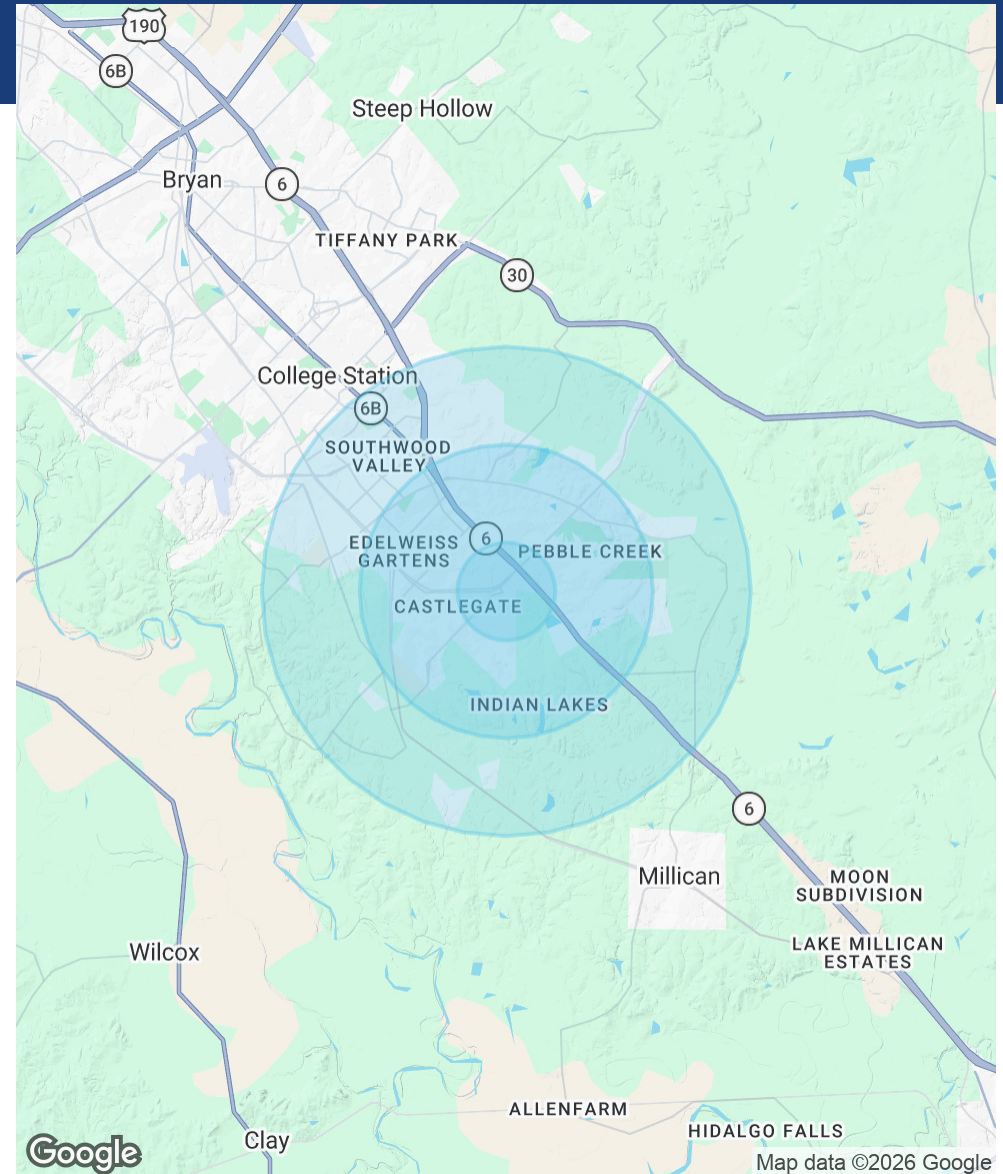
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## MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,472	36,411	75,580
AVERAGE AGE	36	36	34
AVERAGE AGE (MALE)	35	35	33
AVERAGE AGE (FEMALE)	37	37	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,511	12,584	28,359
# OF PERSONS PER HH	3	2.9	2.7
AVERAGE HH INCOME	\$153,001	\$139,891	\$110,362
AVERAGE HOUSE VALUE	\$446,371	\$454,710	\$398,818

2020 American Community Survey (ACS)



Map data ©2026 Google  
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## BROKERAGES SERVICES

### SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.



*SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!*



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# CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

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