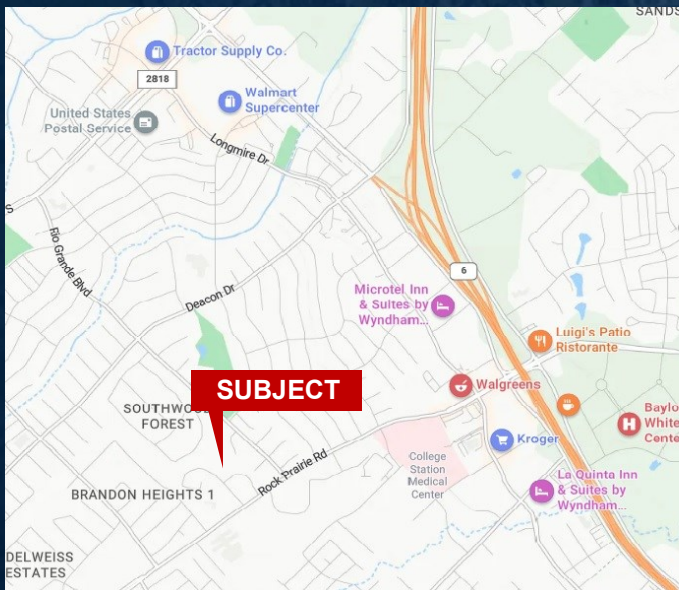


FOR LEASE ~ 3,000 SF Multi Tenant Medical Office

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
Traffic Count Avg	19,721 VPD per TXDOT		

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

ROBERT YOUNG

979.324.1717 Cell

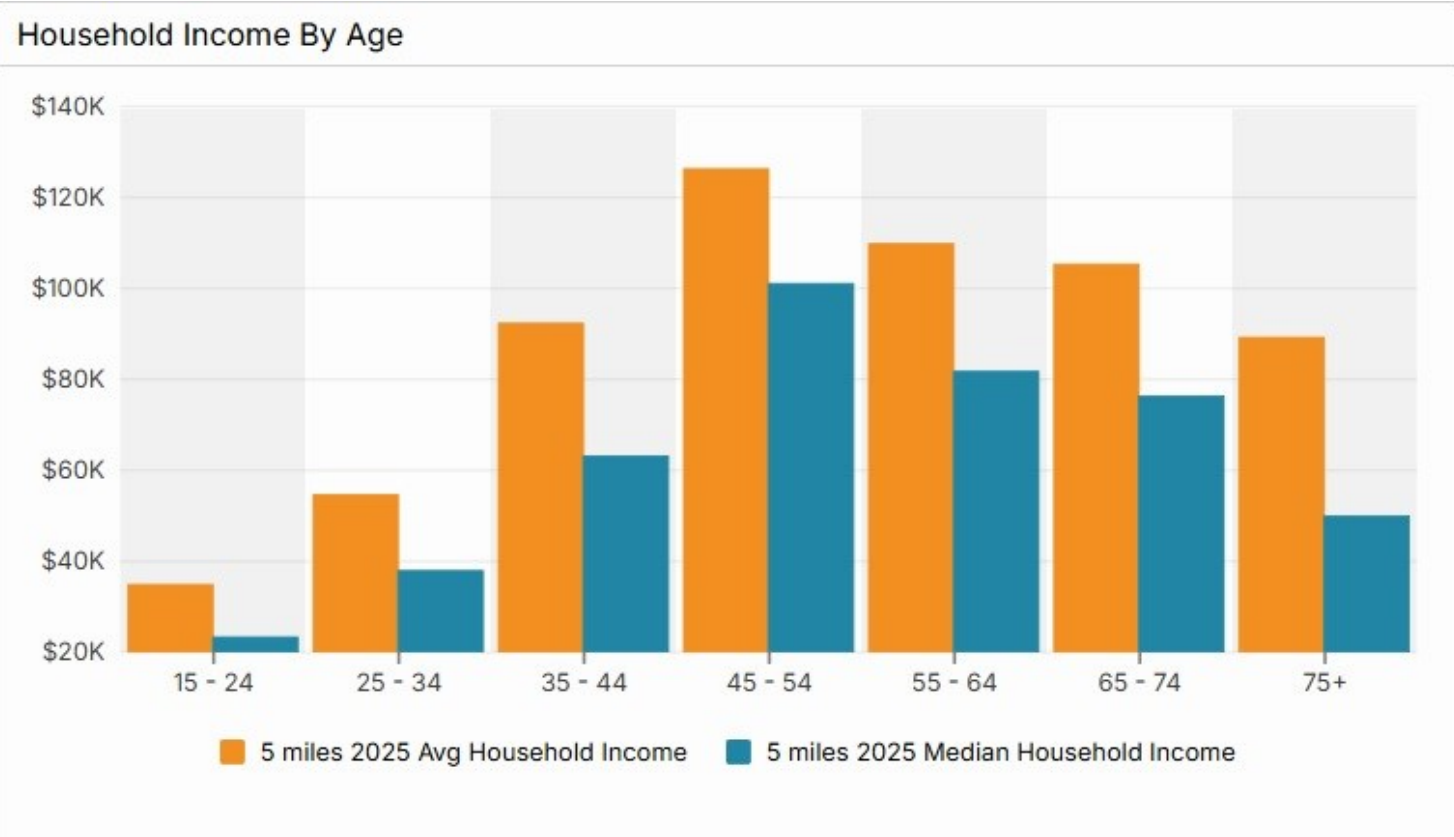
robertyoung@txsra.com

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

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Household Income By Age Demographic



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Photos



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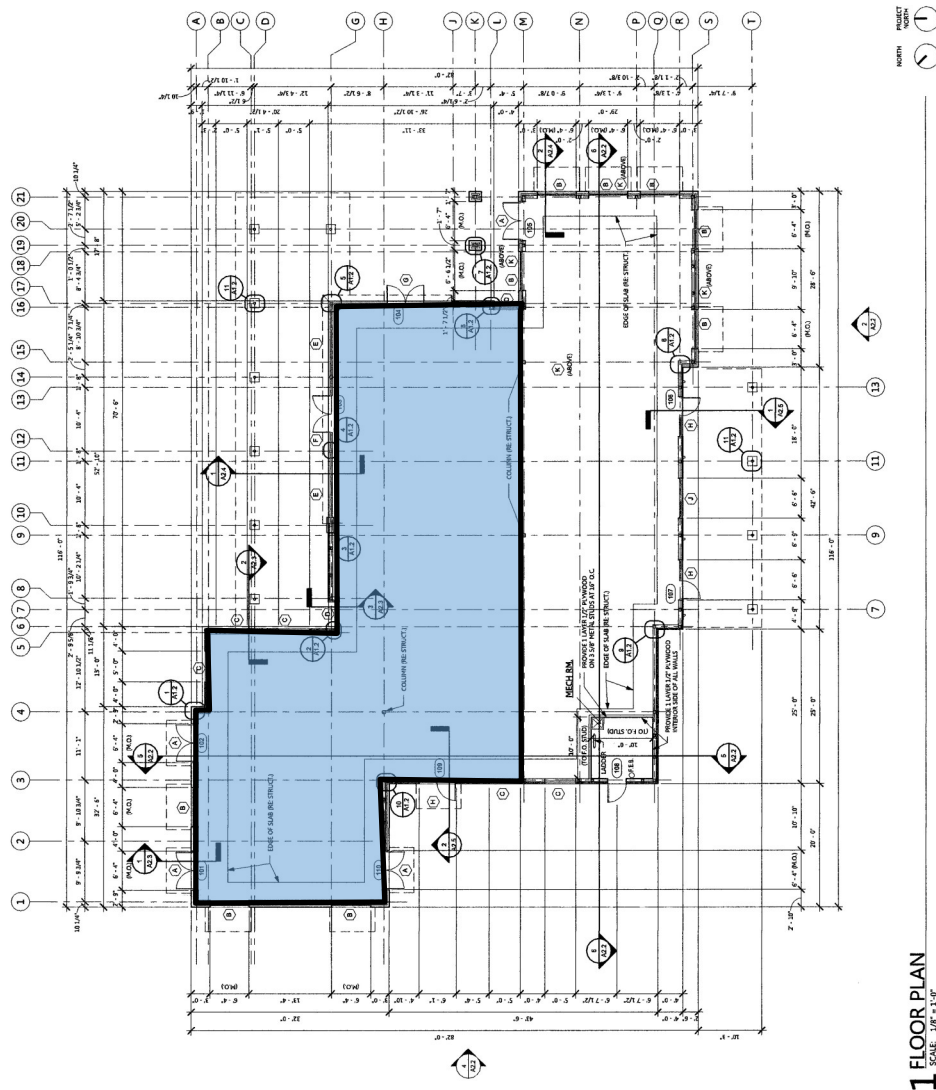
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Floor Plan



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Area Retail Map



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