

Executive Summary

3828 SOUTH COLLEGE | 3828 SOUTH COLLEGE AVENUE, BRYAN, TX 77801



OFFERING SUMMARY

Available SF:

About 1800 SF

Lease Rate:

Negotiable

PROPERTY OVERVIEW

Flex Space available. Inquire today for more information. Property features about 1800 SF of Shop Space, as well as up to 2 offices, shared restrooms with co-tenant, a roll up door, and secure parking lot.

PROPERTY HIGHLIGHTS

- About 1800 SF of Shop Space Available
- 12' x 12' Roll Up Door
- 15' Eave Height
- Up to 3 Offices Available
- Secure Parking Spots available
- Large Stabilized Fenced Yard
- Fully Insulated Shop Space
- Epoxy Type Floor Finish

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Industrial Property For Lease

Additional Photos



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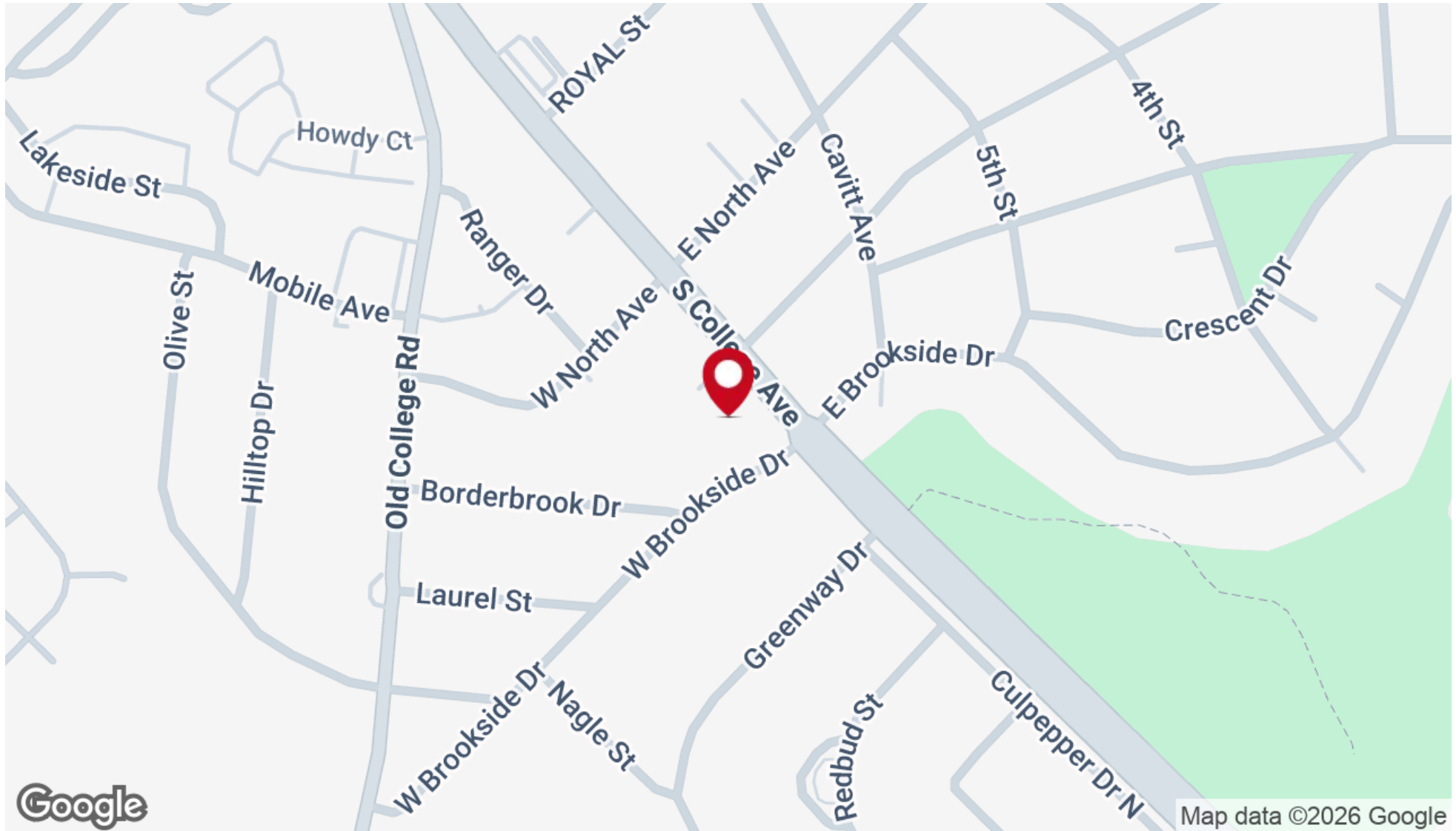


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P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Location Map

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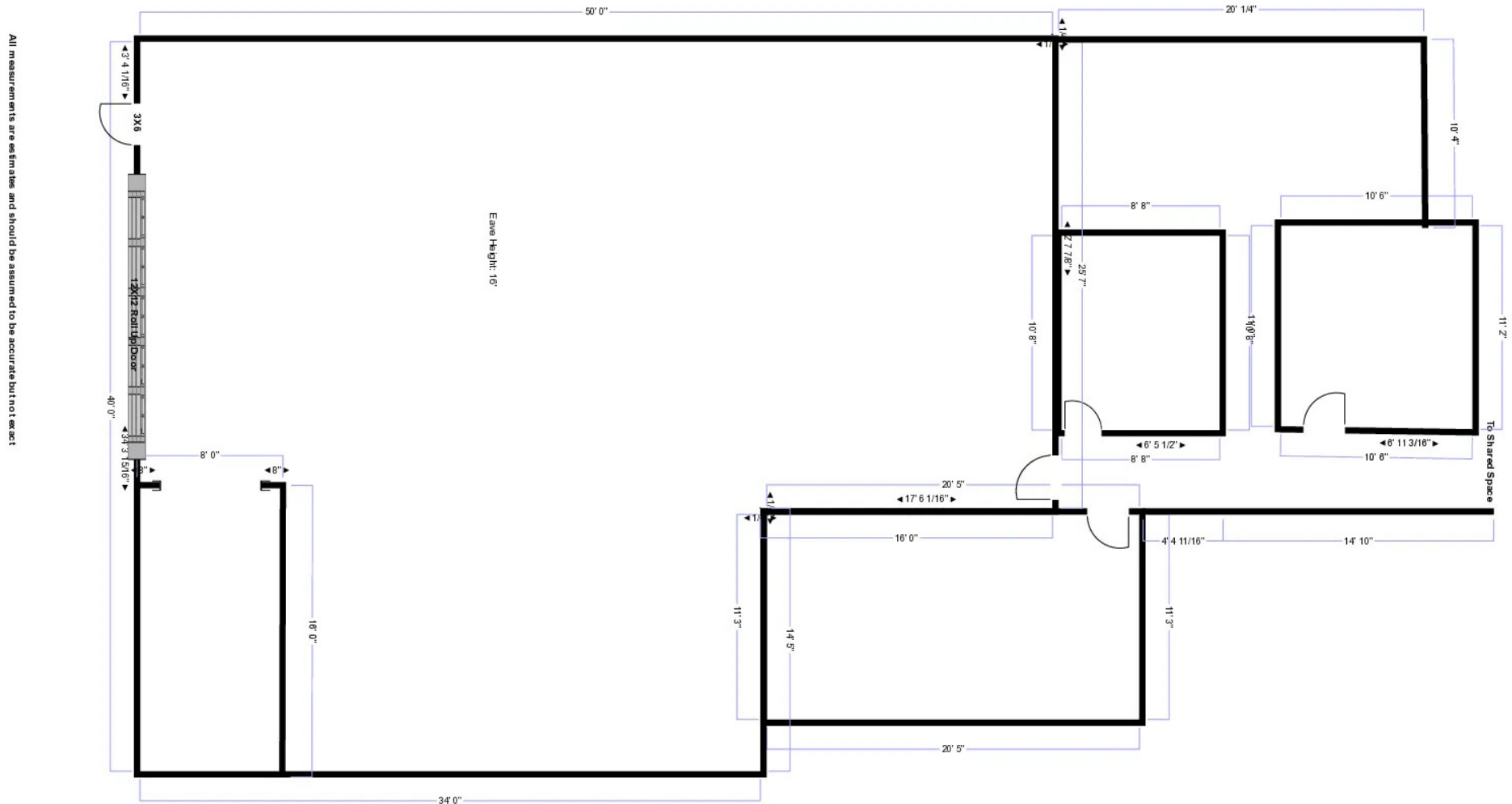


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Floor Plans

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Aerial Photo

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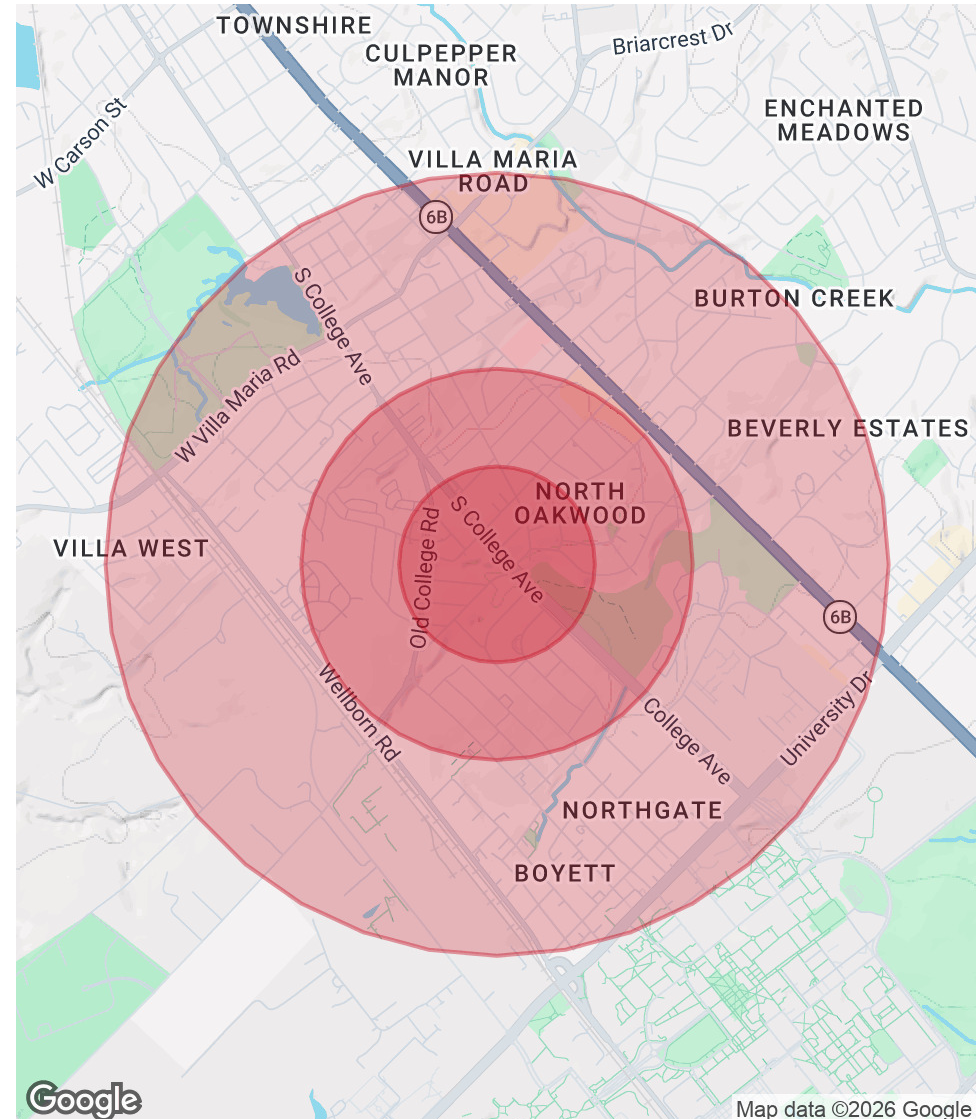
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	865	5,055	16,285
Average Age	21.7	21.8	22.5
Average Age (Male)	22.4	21.6	22.9
Average Age (Female)	22.6	21.2	22.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,780	5,260
# of Persons per HH	2.7	2.8	3.1
Average HH Income	\$46,690	\$42,696	\$45,600
Average House Value	\$300,686	\$251,888	\$231,293

2023 American Community Survey (ACS)



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