

# UNIVERSITY TOWN CENTER



SHOP COS.

# ABOUT



## PROJECT SCOPE

University Town Center is a well-established Retail development located in the heart of College Station just minutes from the University. Ownership is redesigning, increasing the gross leasable areas and adding green spaces, additional outdoor patios, lighting and soft elements making the development walkable and inviting.

## DETAILS

- o 2nd Generation Restaurant  
±2,730 SF Space
- o Co-Tenants: Solt, Razzoo's Cajun Cafe, Atami Steak & Sushi, Blue Baker, Willie's Grill & Icehouse, Grub Burger Bar, Cookshack
- o Call Broker for pricing

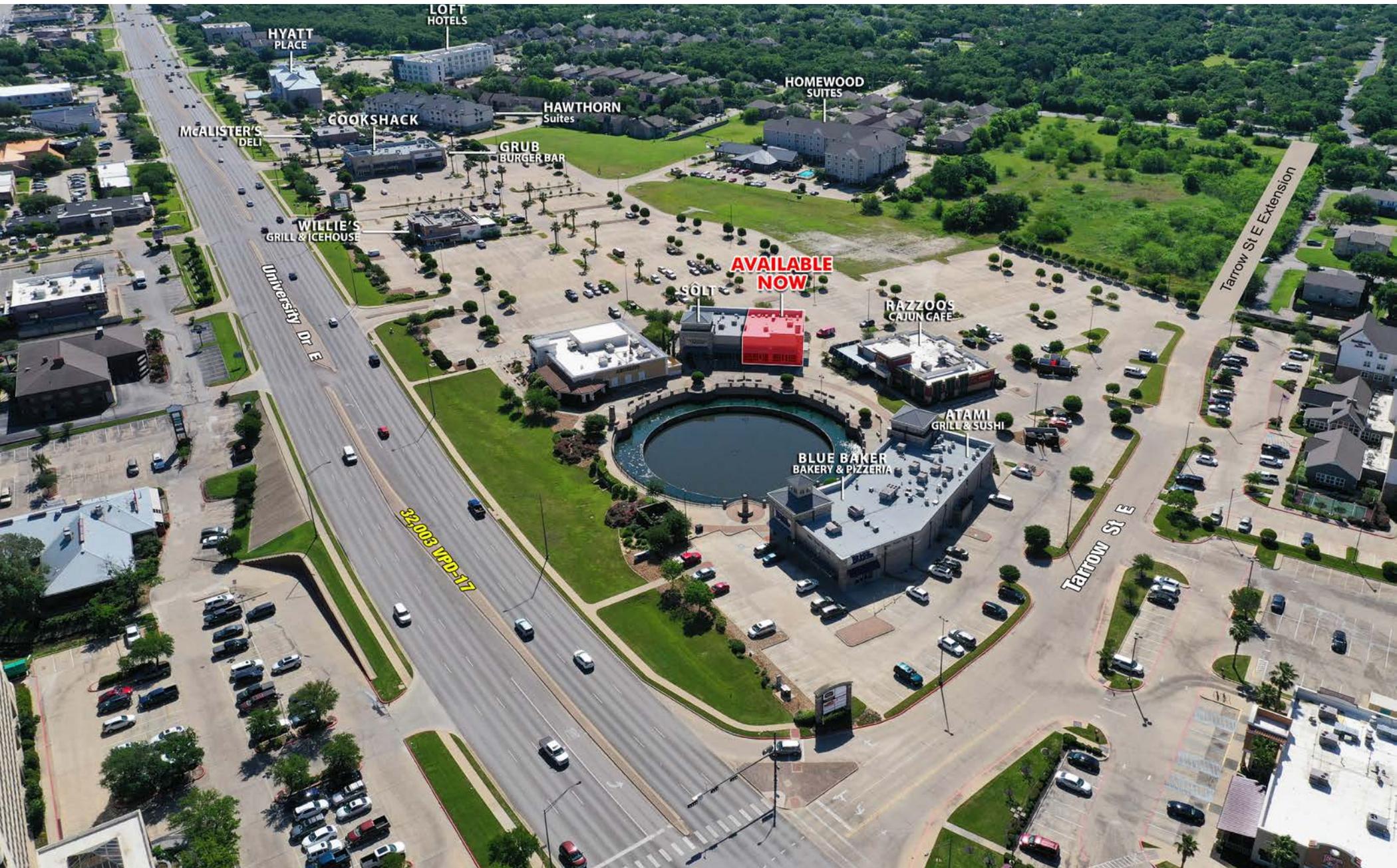
## AREA ATTRACTIONS



DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	23,981	105,493	174,324
Avg. HH Income	\$49,316	\$60,086	\$75,136
Total Housing Units	6,491	46,749	76,206
Daytime Population	24,706	120,274	185,672
Medium Home Value	\$236,709	\$227,397	\$242,786



# TRADE AERIAL





# SITE PLAN



# BEFORE & AFTER

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# PROJECT RENDERINGS

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