

# 1551 Greens Prairie Rd.

## The Yard

COLLEGE STATION, TEXAS

RETAIL SPACE



TWO AVAILABLE SUITES

A LEASING OPPORTUNITY PROVIDED BY:

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RETAIL SPACE FOR LEASE

# 1551 Greens Prairie Rd.

## The Opportunity



AVAILABLE SUITES

Suite 102 ±2,200 SF

Suite 100 ±3,083 SF

### Property Highlights

- + Trophy asset situated inside Caprock Crossing
- + Access from Hwy. 6 frontage as well as multiple access points from William D. Fitch
- + Surrounded by multiple retail amenities driving consumer critical mass
- + ± 30,000 SF master development
- + Communal programming on-site
- + Surrounded by strong residential: The Ranch at Arrington, Caprock Crossing Apartments, Castlegate, Pebble Creek, Indian Lakes & Nantucket

### Suite 100 Details



Totaling ±3,083 SF with outdoor seating



Programmed to sit 146 with maximum capacity of 170



Patio faces focal point of development "The Yard"



Competitive rate with a generous TI of \$20/SF



Available at a 10 year term

### Suite 102 Details



2,200 SF with a dedicated patio



850 SF patio faces focal point of development "the Yard"



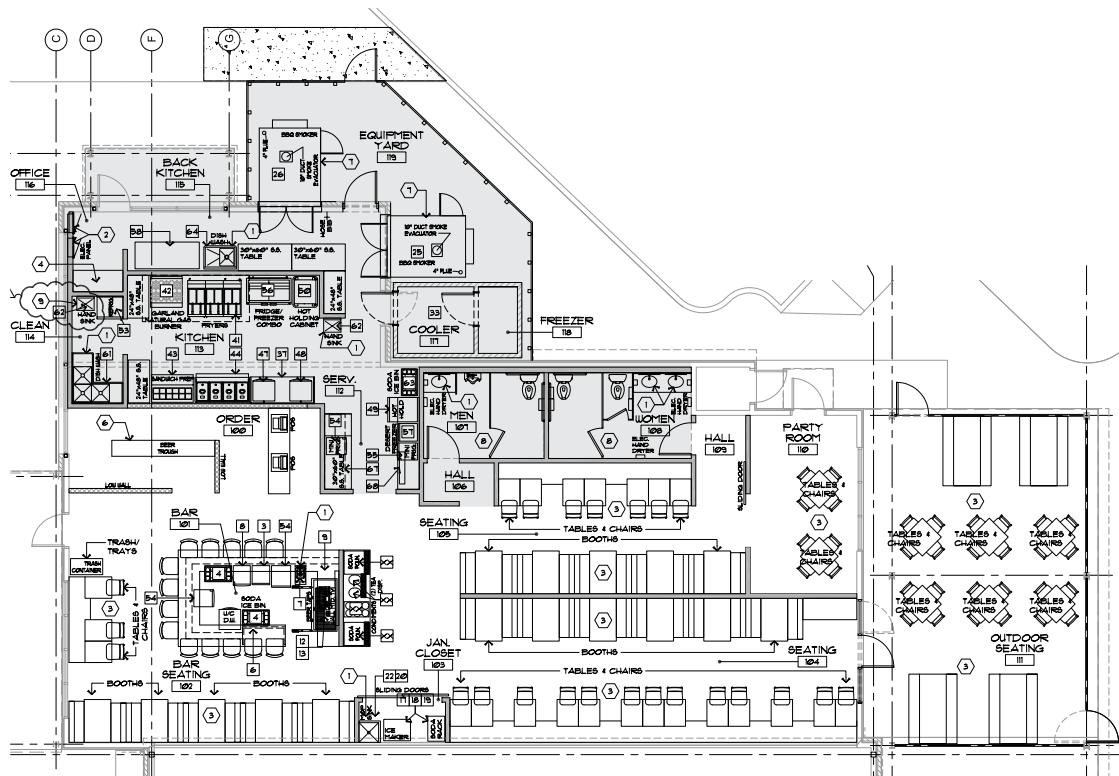
Competitive rate with a generous TI of \$25/SF



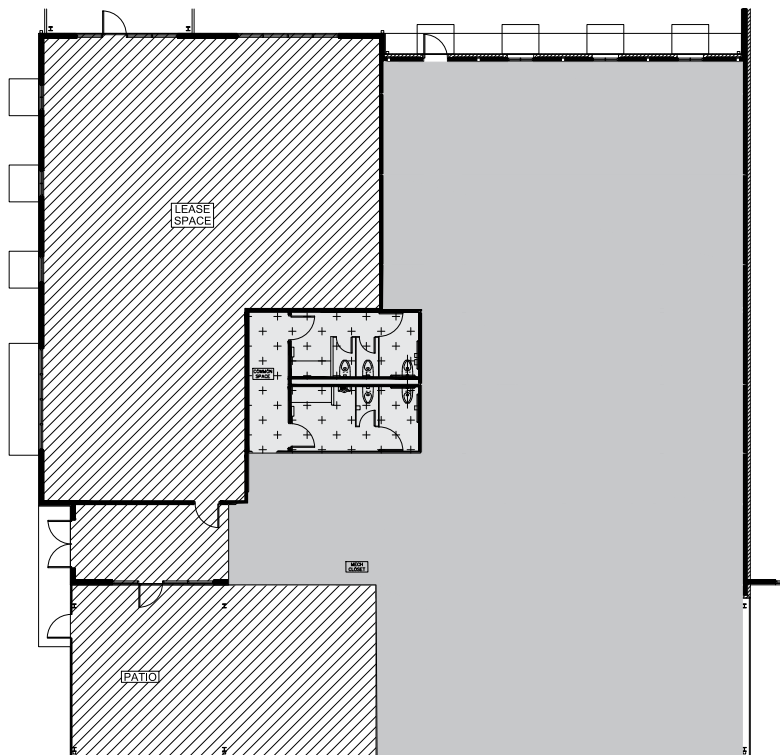
Available at a 10 year term



SUITE 100 ±3,083 SF



SUITE 102 ±2,200 SF





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TO LEARN MORE ABOUT THIS LISTING:

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