



# FOR LEASE

301 S St Charles St | Brenham, TX 77833



## OFFERING SUMMARY

Lease Rate:	\$3,250 / month (NNN)
Type:	Historic 1st-Floor Restaurant/Retail Space
Total Area:	±1,700 SF
E Alamo St (Highway 105) Traffic Counts:	7,615 VPD
Business 290 Traffic Counts:	6,691 VPD
Parking:	Street Parking



## A STAPLE OF DOWNTOWN BRENHAM HISTORY

Historically designated as the Howard Wood Building. Various historical records suggest that this name is directly tied to the building's establishment as a major commercial space during a period of significant prosperity in Brenham. The building's construction date correlates back to a time when Brenham's economy, fueled by the railroad and agricultural trade, solidified the need for durable brick and masonry structures. The name, whether representing an individual or a business entity, marks the property's origin as a substantial commercial asset that has since maintained its role in the heart of the downtown area, consistently hosting high-traffic operations, including its most recent use as a popular Latin cuisine restaurant, Las Americas.



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Within walking distance to a multitude of cultural and entertainment options making Downtown Brenham a great stop for visitors and residents.



- |    |   |    |  |
|----|---|----|--|
| 1  | Unity Theatre                                 | 11 | Toubin Park                                    |
| 2  | Pioneer Smokehouse                            | 12 | Ninety Six West                                |
| 3  | The Laundry Event Hall                        | 13 | Wired & Inspired Coffee Bar                    |
| 4  | 30 North Pizza                                | 14 | The Tilted Windmill                            |
| 5  | Ant Street Inn                                | 15 | Must Be Heaven                                 |
| 6  | HSF Biergarten                                | 16 | Mescalito Coffee                               |
| 7  | Floyd's Lounge                                | 17 | The Sandy                                      |
| 8  | Brown Water Cigar Bar                         | 18 | St. Charles Place                              |
| 9  | The Barnhill Center at Historic Simon Theatre | 19 | Glissmann's Gift Gallery & Historic Drug Store |
| 10 | Brenham Heritage Museum                       | 20 | BT Longhorn Steakhouse                         |



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