



RIVERSTONE
COMMERCIAL REAL ESTATE

3500 HARVEY RD
COLLEGE STATION, TX 77845



PROPERTY HIGHLIGHTS

- Highly Desirable End Cap Shell Space with Drive-Thru Potential
- Full Circulation Around Building
- Positioned Between Two Main Thoroughfares Traveling East out of Bryan-College Station
- Direct Access to SH-6 (52,154 VPD) & Hwy-30 (15,891)
- Less Than a Mile to Veterans Park & Athletic Complex
- Harvey Rd: 16,101 VPD

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	2,300 SF
Building Size:	8,210 SF



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.4

Median Age



49,379

Households

\$38,996

Median Disposable Income



129,797

2023 Total Population

EDUCATION

6%

No High School Diploma



19%

High School Graduate



23%

Some College



52%

College Graduate

INCOME



\$71,105

Average Household Income



\$27,665

Per Capita Income



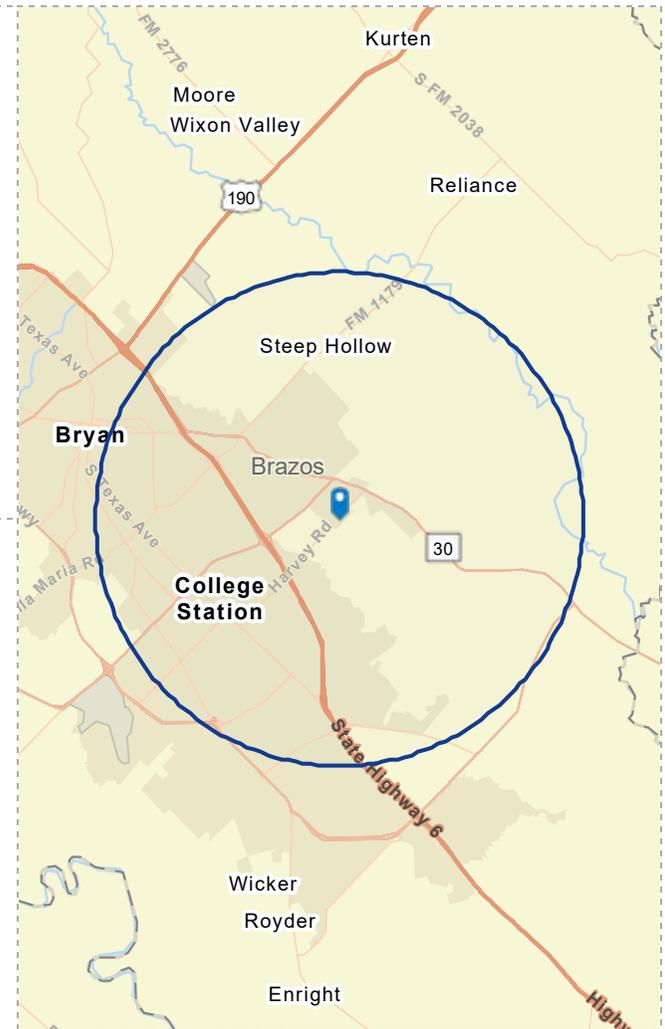
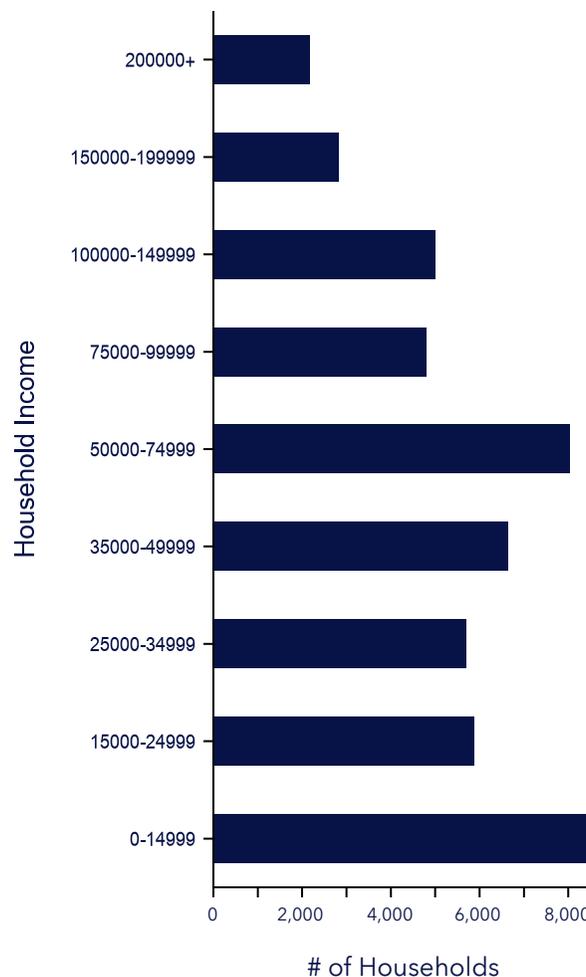
\$480,878

Average Net Worth



\$333,253

Average Home Value



EMPLOYMENT



70%

White Collar



15%

Blue Collar



Services

15%

Unemployment Rate

3.9%

