



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

RETAIL SPACE

FOR LEASE

**SHERWOOD HEIGHTS
SAN ANGELO, TX 76901**



NEARBY TENANTS



PROPERTY INFORMATION

LOCATION:

Located just west of Sunrise Drive on the north side of Sherwood Way in Sherwood Heights.

DESCRIPTION:

This 6,650 square foot shopping center is well positioned for any tenant seeking success in the market along San Angelo's strongest retail and restaurant corridor. Area tenants include Walmart Super Center, Sam's Club, Lowe's, Chick-Fil-A, Target, Academy, Best Buy, and many others coming soon (HEB, Chipotle, Panda Express). Become a part of this development, and serve the San Angelo market well now, and for many years to come.

SIZE:

2,775 Square Feet

LEASE TYPE:

NNN

LEASE RATE:

Call Broker for Pricing

ADDITIONAL INFORMATION

AERIAL



PHOTOS

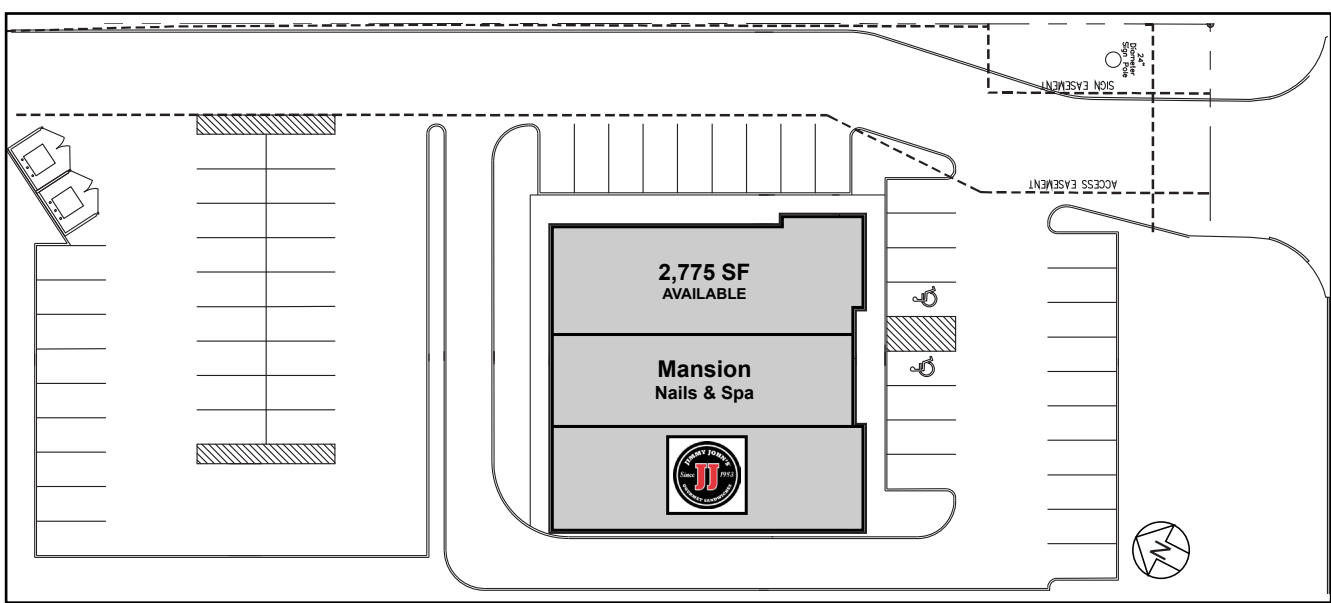


ADDITIONAL INFORMATION

LOOKING NORTHEAST



SITE PLAN



CITY MAP


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,714	26,160	55,907
AVERAGE AGE	43.0	36.3	34.2
AVERAGE AGE (MALE)	43.0	35.5	33.1
AVERAGE AGE (FEMALE)	43.1	37.2	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,093	11,108	22,863
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$68,920	\$64,054	\$59,285
AVERAGE HOUSE VALUE	\$151,349	\$150,920	\$133,068

For Additional
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