

# Property Information

For Lease // 5109 College Ave  
Snyder, TX



## Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	6,633 SF
Available SF:	6,663 SF
Zoning:	C-1
Traffic Count:	±10,000

## Property Overview

This property has 6,633 SF of available space, and is shadow-anchored by Walmart. This location grants excellent visibility and access due to the proximity of Big Spring Highway. Seeing roughly 10,000 vehicles per day, this property benefits from the nearby big-name retailers like: Domino's, Whataburger, Chicken Express, Dollar Tree, Dollar General, Sonic, and Allsup's.

## Property Highlights

- Shadowed anchored by Walmart
- Great visibility and access
- Located along major retail thoroughfare

### CMSProperties

806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

bproctor@cmspropertiesinc.com

806.794.1492

CMSProperties

36712022240



# Retailer Map

For Lease // 5109 College Ave

Snyder, TX



Map data ©2020 Imagery ©2020, CNES / Airbus, Maxar Technologies, USDA Farm Service Agency

**CMSProperties**

806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

[bproctor@cmspropertiesinc.com](mailto:bproctor@cmspropertiesinc.com)

806.794.1492

**CMSProperties**

# SITE PLAN

For Lease // 5109 College Ave  
Snyder, TX



## Available Spaces

Suite	Tenant	Size	Type	Rate	Term	Description
100	Available	6,663 SF	NNN	\$10.00 SF/yr	Negotiable	—

**CMSProperties**  
806.794.1492  
6306 Iola Ave, #200, Lubbock, TX 79424

**bproctor@cmspropertiesinc.com**  
806.794.1492

**CMSProperties**