

ANDERSON ARBOR

13435 N HWY 183
AUSTIN, TX 78750

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Anderson Arbor shopping center boasts a strong mix of acclaimed restaurants and internet-resistant service tenants. In addition to serving as an amenity to the nearby, fast-growing, highest-income residents, the center attracts professionals from blue-chip employers in the immediate area: Apple, Google, EA, Ebay, T&C sports complex, and State Farm, etc.

PROPERTY HIGHLIGHTS

- Located 2.5 miles from Apple's new campus, housing up to 15,000 employees.
- Located near many of Austin's strongest employers (headquarters or major regional offices).
- Surrounded by a diverse population of young, well-educated professionals and a highly skilled labor pool.
- Multiple ingress-egress points and signage opportunities along both Hwy 183 frontage road and Anderson Mill Rd.

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OFFERING SUMMARY

Available SF:	953 SF - 3,607 SF
Building Size:	89,746 SF
Vehicles Per Day:	Research Boulevard 172,828 VPD Anderson Mills Road 29,865 VPD
Major Tenants:	Kerbey Lane, Salon Republic, Happy Lamb Hot Pot, Amish Furniture

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$86,345	\$104,803	\$112,038
Total Population	13,459	94,753	208,358
Total Households	5,891	40,556	85,880



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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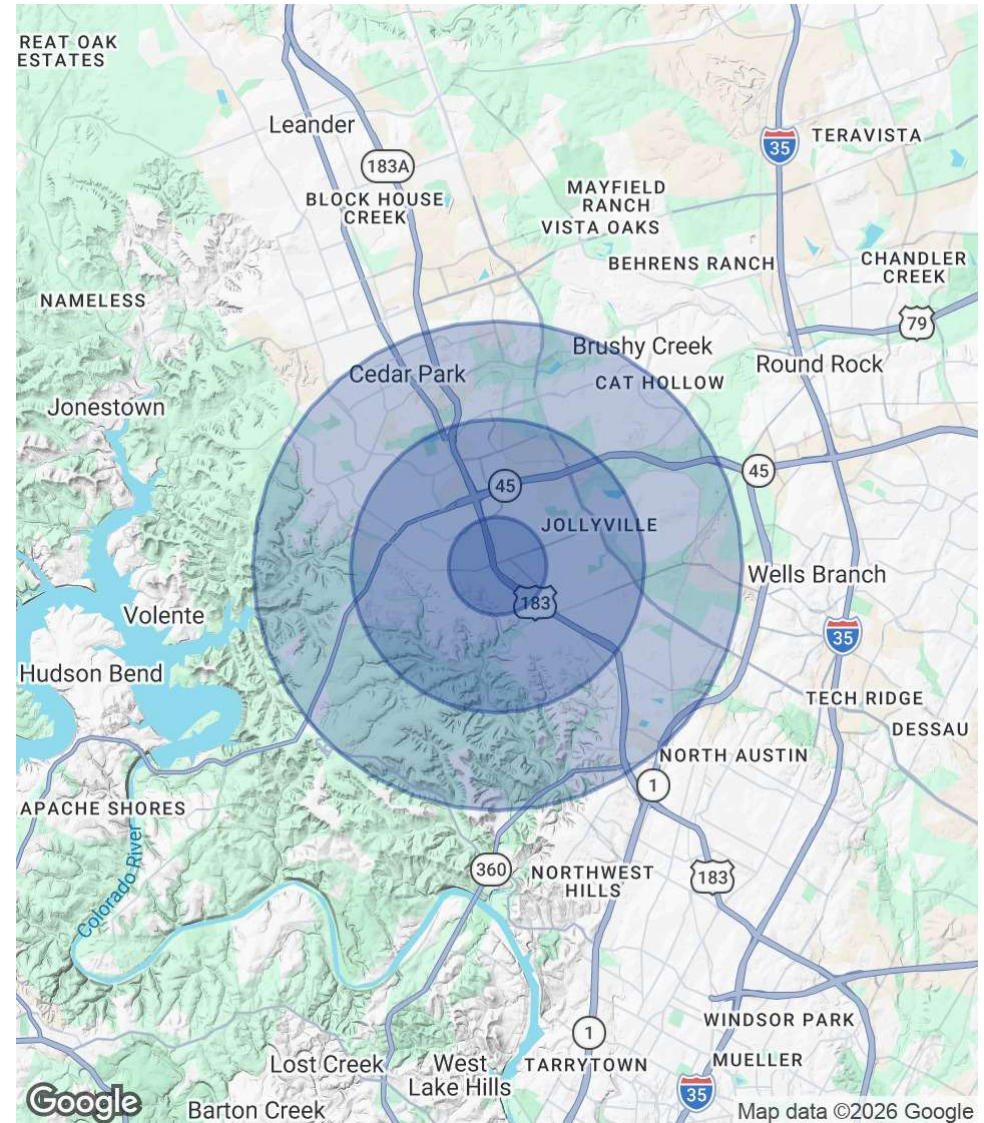
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,459	94,753	208,358
Average Age	34.7	37.2	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,891	40,556	85,880
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$86,345	\$104,803	\$112,038
Average House Value	\$293,257	\$322,316	\$325,474

* Demographic data derived from 2020 ACS - US Census



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