

RETAIL FOR LEASE

LAKE CREEK SQUARE

12129 FM 620 NORTH
AUSTIN, TEXAS 78750

AQUILA™ 



LAKE CREEK SQUARE

THE PROJECT

Lake Creek Square is a high-traffic neighborhood retail center in North Austin.

Located in the densely populated Cedar Park area, the property offers strong visibility, easy access, and exposure to approximately 44,000 vehicles per day. The center is supported by established co-tenants and nearby residential neighborhoods, driving consistent daily traffic.

AT A GLANCE

PROPERTY SIZE	± 5.81 AC
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SIGNAGE	Pylon available
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CURB CUTS	3 total
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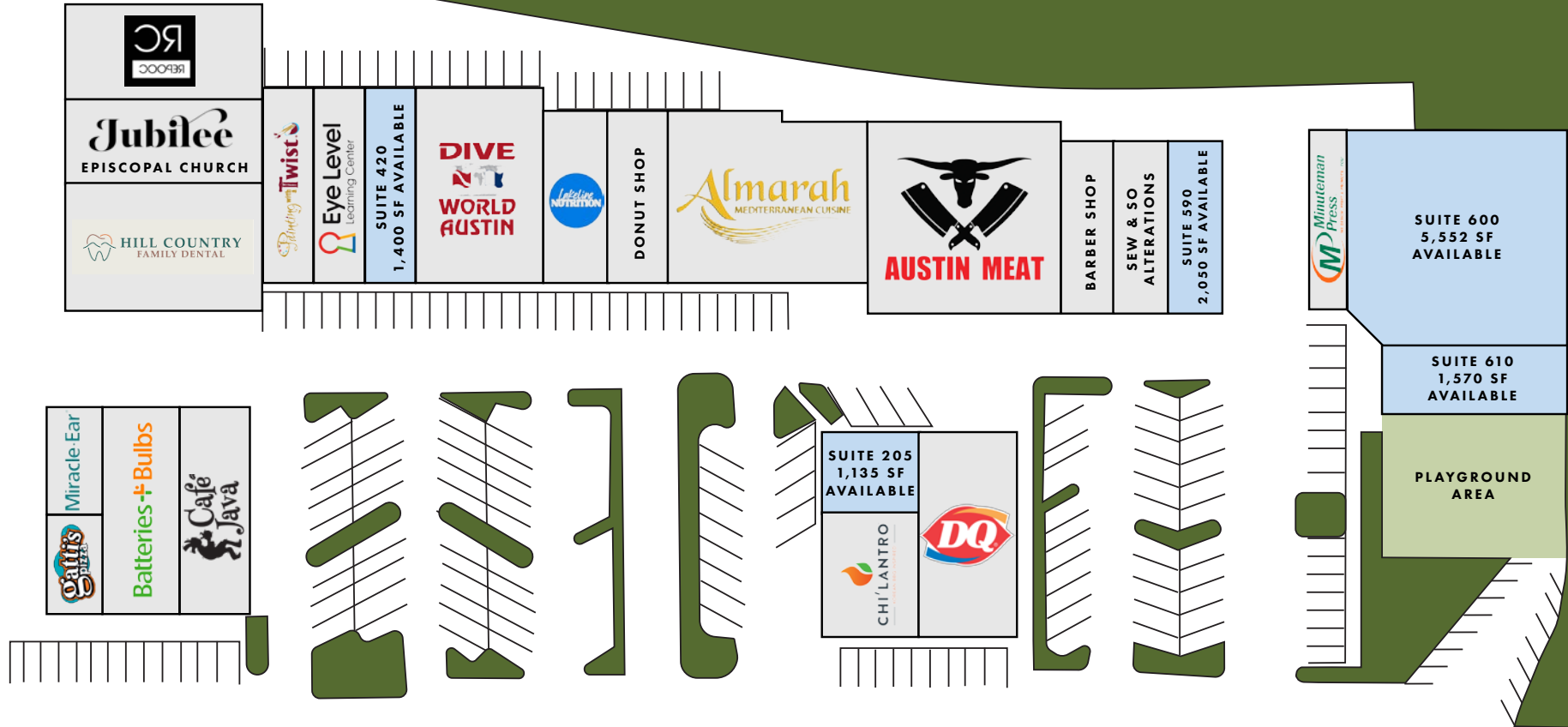
YEAR BUILT	1987
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SIGNALIZED
INTERSECTION

LAKE CREEK PARKWAY



FM 620

PHOTOS



EVOLVING NORTHWEST DEMOGRAPHICS

Demographics around the site show consistent population and household growth from 2020 through 2030, paired with rising income levels and a trend toward higher-income households. This maturing, increasingly affluent customer base supports strong purchasing power and ongoing demand for retail and service-oriented tenants.

DEMOGRAPHIC PROFILE

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	25,389	144,784	400,326
HOUSEHOLDS	10,518	58,140	162,231
AVERAGE HOUSEHOLD SIZE	2.40	2.47	2.45
OWNER OCCUPIED HOUSING UNITS	5,526	29,746	83,680
RENTER OCCUPIED HOUSING UNITS	5,419	32,028	88,532
MEDIAN AGE	38.1	36.8	36.6
MEDIAN HOUSEHOLD INCOME	\$106,562	\$117,973	\$110,250
AVERAGE HOUSEHOLD INCOME	\$134,431	\$154,625	\$145,362

SOURCE: ESRI, 2025

LAKE CREEK SQUARE

THE AREA

Lake Creek Square is surrounded by a strong residential base. This concentration of established neighborhoods supports steady daily traffic and positions the center as a convenient, highly accessible destination for both essential services and destination-oriented businesses.



LAKE CREEK SQUARE

DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
TX-45	1.5 mi.	4 min.
US - 183	1.7 mi.	5 min.
CAPITAL OF TEXAS HWY	8.5 mi.	13 min.
THE ARBORETUM	8.9 mi.	15 min.
IH-35	9 mi.	15 min.
LOOP 1	9.5 mi.	14 min.
THE DOMAIN	13.4 mi.	15 min.



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