



RETAIL SPACE - FOR LEASE

# MAYS CROSSING

1201 S Interstate 35  
Round Rock, Texas 78681



## Shopping Center Overview

- Located at the northeast corner of IH-35 and Mays Crossing Drive with excellent visibility, easy access and plentiful parking
- Adjacent to 244 unit, four to five story building multifamily project on 2.75 acres
- Easy access to IH-35, SH-45, Ranch Road 620, and MoPac Loop 1
- 100% Leased
- Call for Pricing

## Demographics

	1 mile	3 miles	5 miles
2022 Population	11,796	92,327	248,874
Daytime Pop.	15,445	113,214	246,625
Households	4,621	35,743	93,770
Avg. HH Income	\$83,797	\$101,767	\$117,903

## Traffic Counts

Interstate 35: 260,399 VPD (TXDOT 2021)  
 Gattis School Rd: 30,438 VPD (TXDOT 2020)



## Area Retailers



**Bo Avery**  
 (972) 480-1788  
 bo@trimarsh.com

- 1 Sushi Restaurant
- 2 Smile Dental Center
- 3 365 Vape
- 4 Papa Johns
- 5 Barber Shop
- 6 Lego Store
- 7 Mama Hono
- 8 Carousel Pediatrics
- 9 Cosmo Spa Nail
- 10 Los Campeones Gym
- 11 Ready Go Swim
- 12 Physical Therapy
- 13 Little Princess Spa
- 14 Computer Games



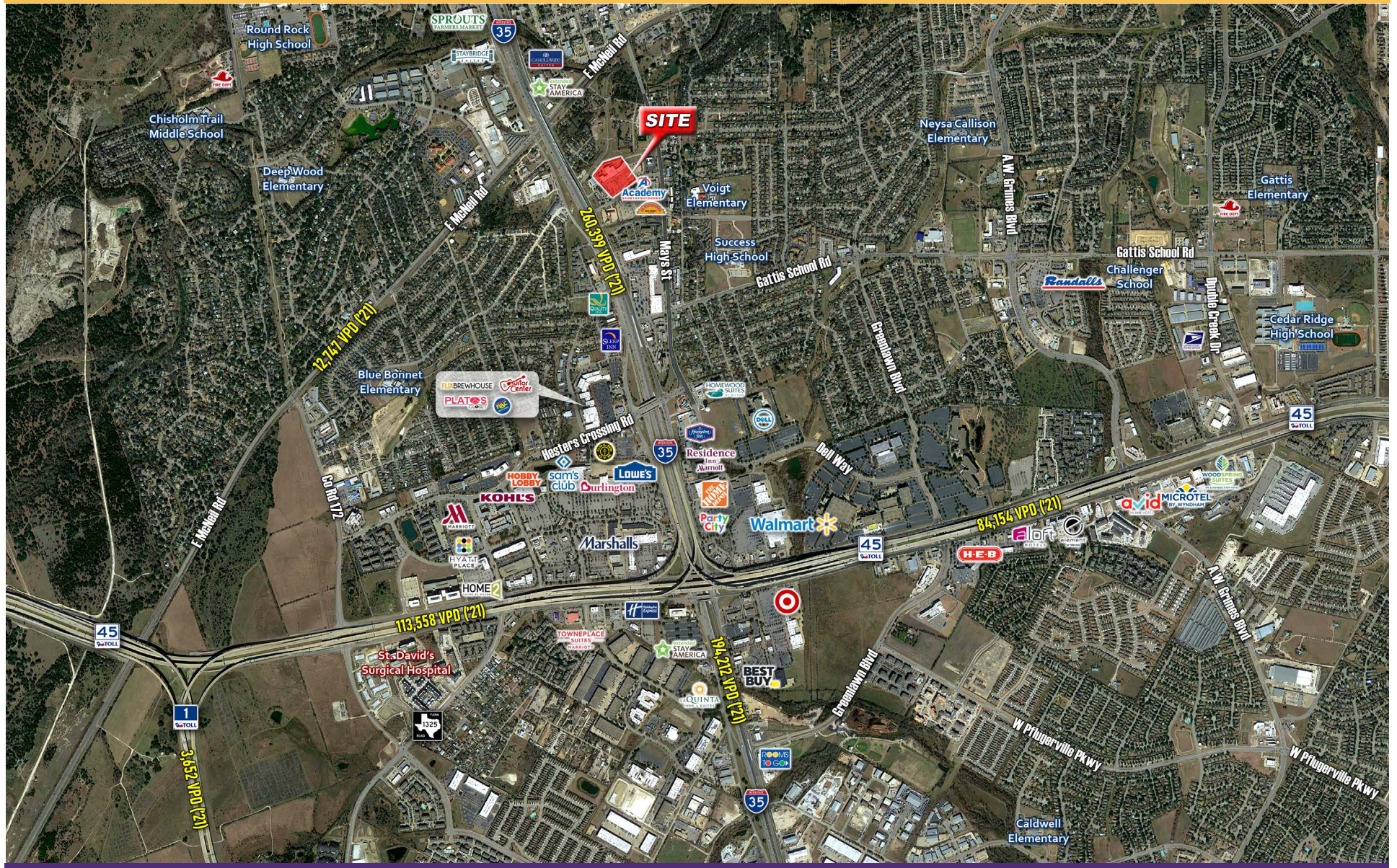
**Bo Avery**  
(972) 480-1788  
bo@trimarsh.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.



**Bo Avery**  
(972) 480-1788  
bo@trimarsh.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.



**Bo Avery**  
(972) 480-1788  
bo@trimarsh.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.