

# QUINLAN CROSSING

5000 N. QUINLAN PARK RD. & 5145 N. FM 620  
AUSTIN, TX 78732

RETAIL PROPERTY FOR LEASE

**RICHARD JACKSON**

LEASING AGENT  
rjackson@whitestonereit.com  
p: 512.948.2472



# QUINLAN CROSSING

RANDALL'S GROCERY ANCHORED NEIGHBORHOOD CENTER | 5000 N. QUINLAN PARK RD. & 5145 N. FM 620, AUSTIN, TX 78732



## PROPERTY DESCRIPTION

With 109,892 square feet of gross leasable space, the center provides for the surrounding Steiner Ranch and Lake Travis area families as well as University of Texas golf club members. Quinlan Crossing is grocery anchored by Randall's and features many family-oriented services such as pet grooming and supplies, dental offices, and restaurants.

## PROPERTY HIGHLIGHTS

- Tenants support the family oriented Steiner Ranch community
- Provides easy access for the commuting Steiner professionals that work in Austin to obtain their everyday goods and services
- Fast growing market, as evident in thousands of nearby apartment units being built or recently built

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## OFFERING SUMMARY

|                   |  |
|-------------------|--|
| Available SF:     | 1,370 - 1,955 SF   |
| Building Size:    | 109,892 SF   |
| Vehicles Per Day: | 19,712 via North Quinlan Park Road<br>29,429 via N FM 620                                |
| Major Tenants:    | Randall's, Leslie's Pool Supply, Summer Moon Coffee, Tiff's Treats, Baylor Scott & White |

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$193,784 | \$234,052 | \$218,555 |
| Total Population  | 4,234     | 28,896    | 62,038    |
| Total Households  | 1,707     | 10,522    | 23,821    |



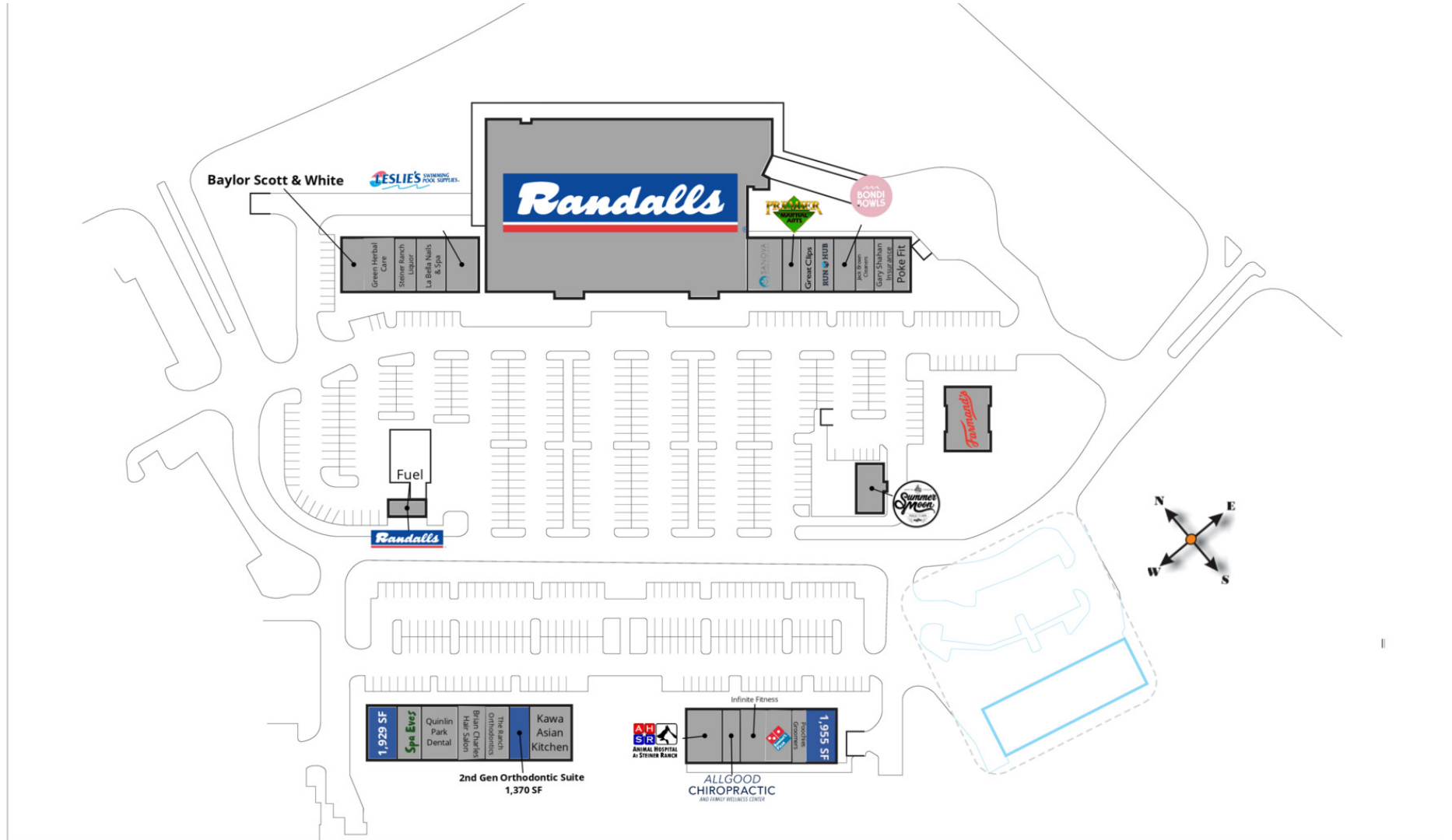
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent 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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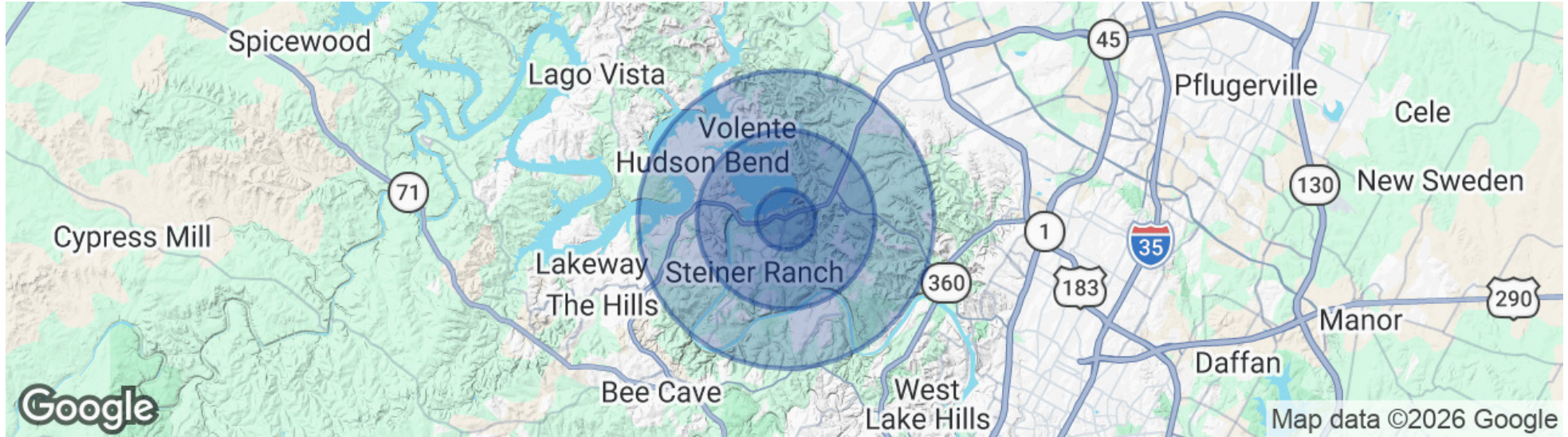
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## POPULATION

|                  | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total population | 4,234  | 28,896  | 62,038  |
| Median age       | 37     | 38      | 39      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,707     | 10,522    | 23,821    |
| # of persons per HH | 2.5       | 2.7       | 2.6       |
| Average HH income   | \$193,784 | \$234,052 | \$218,555 |
| Average house value | \$825,878 | \$912,944 | \$940,078 |

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