

HERO PLAZA

12621 Hero Way W, Leander, TX 78641

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Hero Plaza is a well positioned neighborhood retail center offering strong visibility and accessibility in the heart of Leander's rapidly growing residential corridor. The Center features flexible suite configurations ideal for retail, medical, restaurant and other service-oriented tenants.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,500 – 7,438 SF
Max Contiguous	7,438 SF
Building Size:	21,460 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,479	17,845	40,141
Total Population	10,034	52,611	115,685
Average HH Income	\$134,694	\$144,368	\$141,263

CHARLIE SCOTT

Brokerage
512.820.2383
cscott@z3realestate.us

BRANDON LONG

Brokerage
512.810.1308
brandon@z3realestate.us

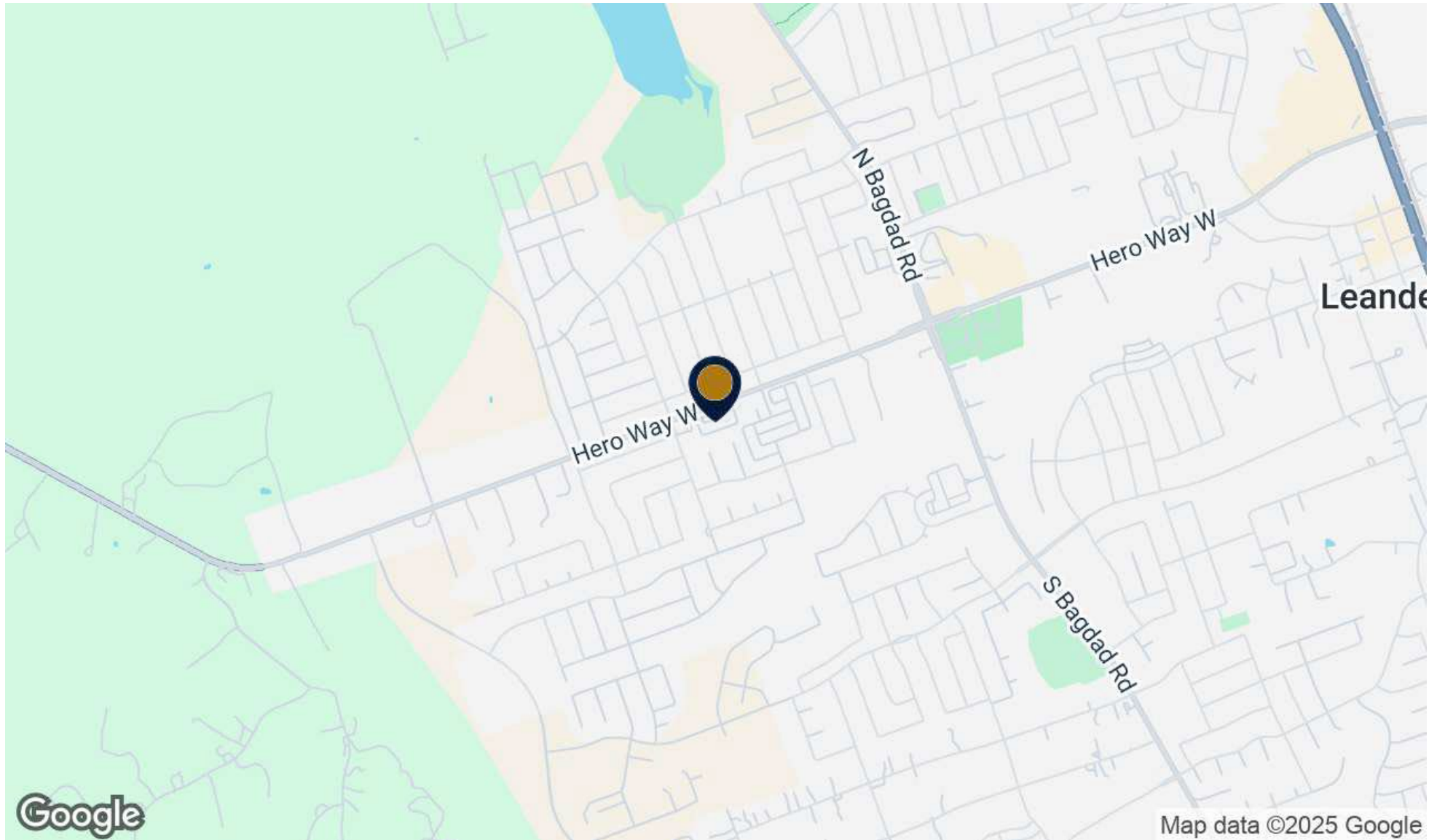
301 Camp Craft Road
Austin, TX 78746
832.723.1218
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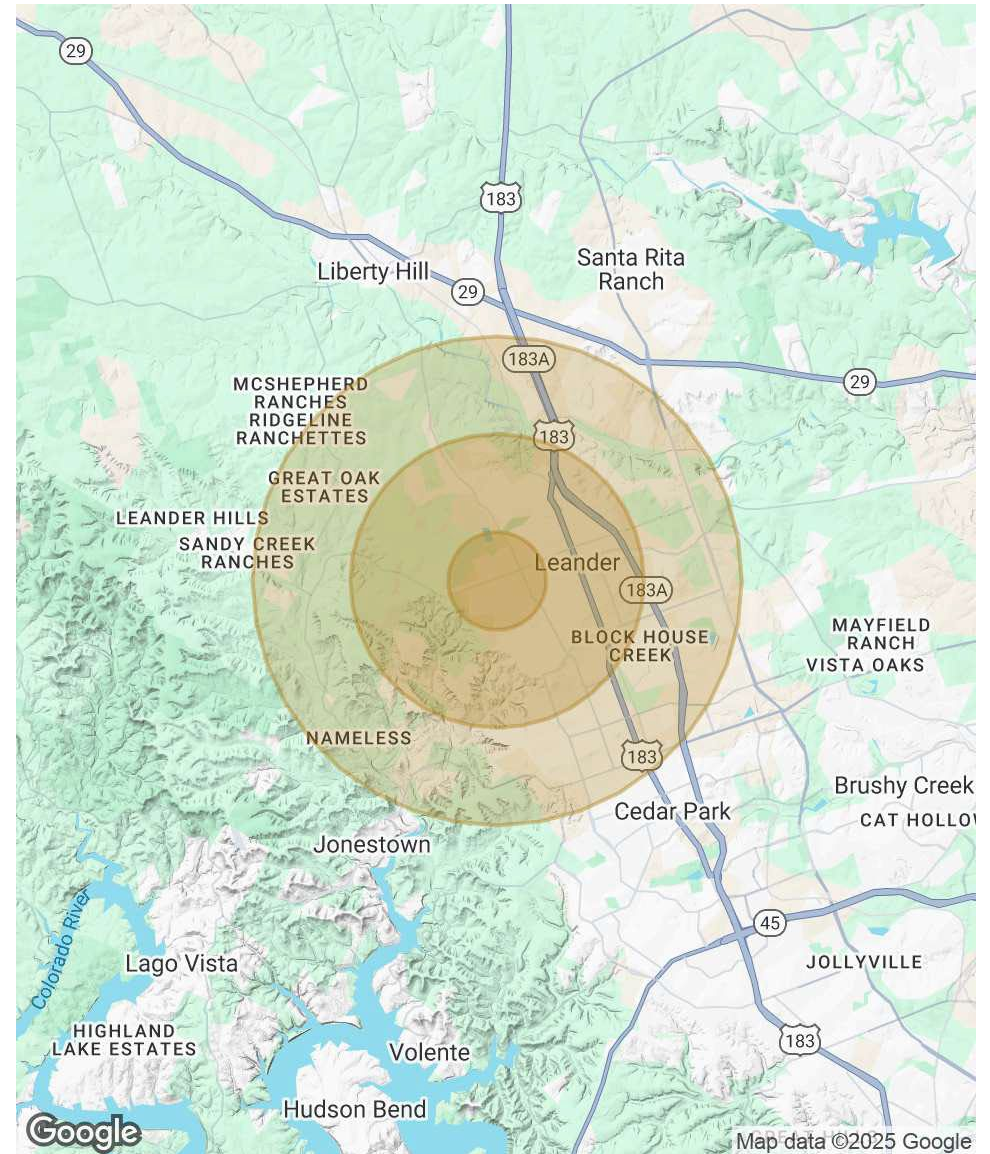
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,034	52,611	115,685
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,479	17,845	40,141
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$134,694	\$144,368	\$141,263
Average House Value	\$448,583	\$509,692	\$511,541

Demographics data derived from [AlphaMap](#)



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