

821 West New Hope Dr, Unit # 108 – Cedar Park



EXECUTIVE SUMMARY

821WNew Hope Drisawell-positionedretail opportunity in a highly active Cedar Park corridor. The site benefitsfrom strongneighborhood density, excellent access, and proximity to major upcoming developments that will significantly expand the area’s customer base. This location is idealfor retail and service users seeking visibility and long- term growth in a proven trade area.

PROPERTY HIGHLIGHTS

- Minutes from the Nebraska Furniture Mart and upcoming Scheels destination store
- Located at the NE corner of W New Hope Dr & Bagdad Rd
- Surrounded by established neighborhoods, schools, and commercial activity
- Strong traffic counts and high household incomes within a 3-mile radius
- Suitable for a variety of retail, medical, wellness, and service tenants






LISTING DETAILS

- AvailableSpace: 1,874 SF.
- Zoning: General Business.
- Condition: Cold Shell.
- Lease Type: NNN
- Price: Call for pricing.
- Permitted Uses: Tutoring center, dance studio, animal grooming, pet studio, offices, drug store, retail, boutiques.
- Availability: Landlords open to sell or lease, whichever occurs first.
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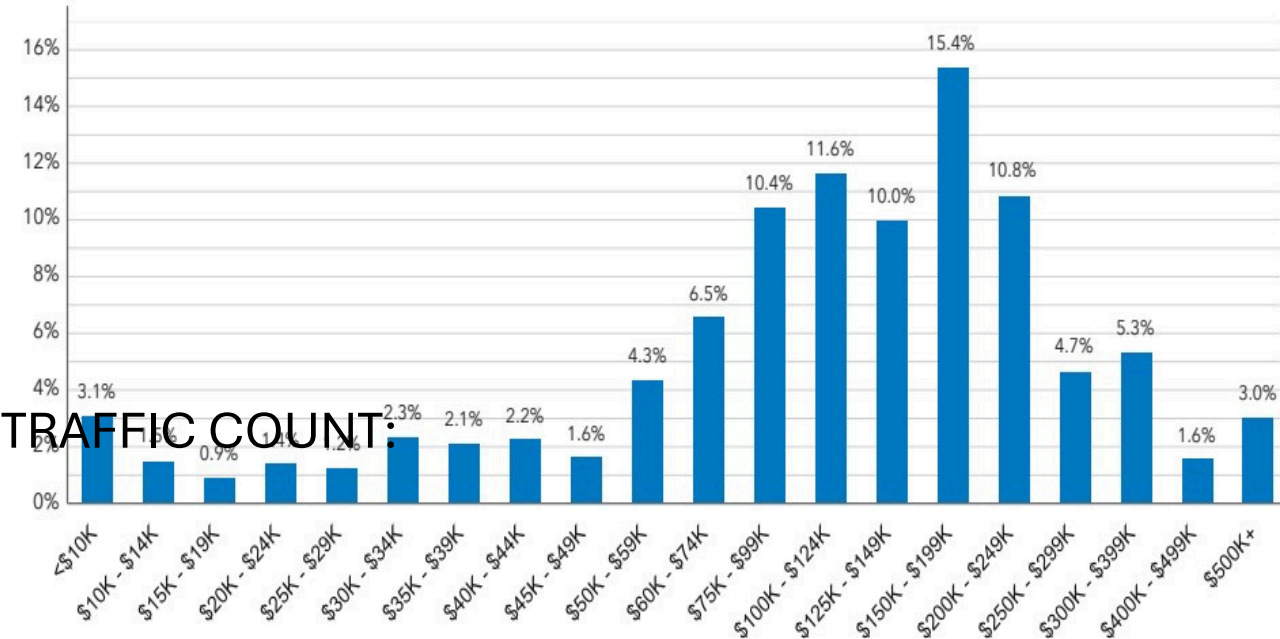


DEMOGRAPHICS UPTO 3 MILE RADIUS:

Key Indicators for 2025

 <p>\$126,512 Median Household Income</p>	 <p>\$446,559 Median Net Worth</p>	 <p>130 Esri Wealth Index</p>	 <p>88 Esri Housing Affordability Index</p>	 <p>74 Esri Diversity Index</p>
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Households by Income for 2025



TRAFFIC COUNT:



CONTACT:

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