

RETAIL FOR LEASE

PLAZA 183

13450 RESEARCH BLVD.
AUSTIN, TEXAS 78729

AQUILA 



PLAZA 183

THE PROJECT

Plaza 183 is a thriving retail center in North Austin directly off US-183.

Located at the signalized intersection of Anderson Mill Road and Research Blvd., the retail center offers strong visibility, multiple access points, and pylon signage opportunities. The site benefits from high traffic volumes along US-183 and proximity to dense residential neighborhoods.



AT A GLANCE

PROPERTY SIZE ±117,000 SF

SIGNAGE Pylon available

CURB CUTS 6 total

YEAR BUILT 1984



ANDERSON MILL ROAD



SIGNALIZED INTERSECTION

183

RESEARCH BLVD.

NORTHERN PYLON SIGNAGE



1,356 SF AVAILABLE



1,780 SF AVAILABLE



LANDMARK LENDING

2,640 SF AVAILABLE

2,160 SF AVAILABLE

BREAKFAST HOUSE

CUSTOM EMBROIDERY

KOSHER MARKET



TUTOR FACILITY

REALE'S ITALIAN CAFE

9,990 SF AVAILABLE



LA TAPAITA

DONUT SHOP

SOUTHERN PYLON SIGNAGE

PHOTOS



SOUTHERN PYLON

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	29,800	161,101	470,147
HOUSEHOLDS	12,891	70,190	196,875
AVERAGE HOUSEHOLD SIZE	2.29	2.28	2.37
OWNER OCCUPIED HOUSING UNITS	5,458	30,603	96,318
RENTER OCCUPIED HOUSING UNITS	7,626	43,299	116,018
MEDIAN AGE	36.6	36.6	36.4
MEDIAN HOUSEHOLD INCOME	\$98,406	\$106,787	\$105,422
AVERAGE HOUSEHOLD INCOME	\$131,605	\$145,476	\$143,520

SOURCE: ESRI, 2025

PLAZA 183

THE AREA

Plaza 183 benefits from a dense cluster of established neighborhoods supported by complementary retailers and service providers that generate consistent, repeat traffic. The mix of community staples and destination brands makes this an ideal location for both new and established businesses.



PLAZA 183

DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
US - 183	1.5 mi.	5 min.
TX-45	2.4 mi.	7 min.
CAPITAL OF TEXAS HWY	5.7 mi.	9 min.
THE ARBORETUM	6.4 mi.	11 min.
LOOP 1	7.8 mi.	11 min.
THE DOMAIN	8.9 mi.	15 min.
IH-35	10.2 mi.	17 min.



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