



FOR LEASE | PFLUGERVILLE WEST

15424 FM 1825



Property Description

Second Generation Retail Space Available. The center is anchored by Ashley Furniture that draws over 250,000 customers a year. Other tenants in the center include Fast Signs, Planet Smiles Dentistry, Curry Kitchen, Chichos, and Down South Cajun Eats. The center also features a pylon sign with prime visibility on IH 35.

Property Highlights

- Second Generation Retail
- High Visibility Center
- Great Demographics
- High Traffic Counts
- Strong Anchor Tenant
- Ample Parking
- Easy Access to IH 35

Offering Summary

Lease Rate:	\$28 SF/yr (NNN)
Available SF:	919 - 2,173 SF
Suite 110:	919 SF
Suite 115:	1,254 SF
Building Size:	66,905 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,179	33,449	78,100
Total Population	8,138	86,949	200,707
Average HH Income	\$63,203	\$68,329	\$70,116

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CSA Realty Group



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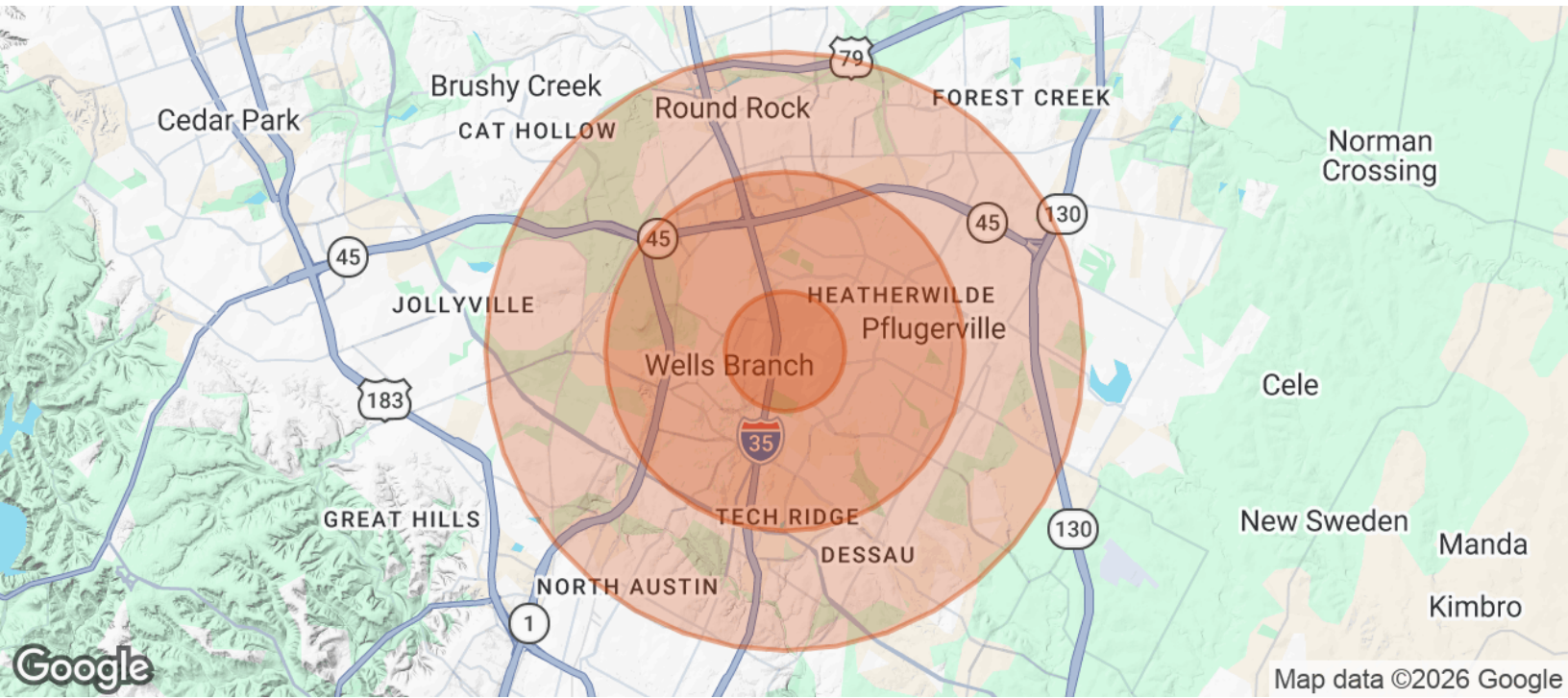
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,138	86,949	200,707
Average Age	30.4	30.7	31.5
Average Age (Male)	29.0	30.1	31.0
Average Age (Female)	31.1	30.9	31.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,179	33,449	78,100
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,203	\$68,329	\$70,116
Average House Value	\$173,333	\$179,655	\$174,668

* Demographic data derived from 2020 ACS - US Census

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