

# 4151 SUNRISE

RETAIL / MEDICAL | **FOR LEASE**



## LEASING INFORMATION

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# SUNRISE RETAIL

RETAIL / MEDICAL | **FOR LEASE**

ROUND ROCK, TEXAS 78665

## AVAILABILITY

✓ UP TO: 4,343 RSF

## LEASE TERMS

💰 RATE: \$42/RSF + NNN (STARTING)

TI: \$35/RSF

TERM: 5 - 10 years



PROPERTY INFORMATION

## ★ FEATURES

### LOCATION

- Sunrise Road near University Blvd
- Near Round Rock Premium Outlets, IKEA, Teravista & Eagle Ridge
- Easy access from 35

### BUILDINGS

- Delivery Date - Q4 2025
- One structure totaling 8,343 SF
- Parking Ratio - 1:200 square feet
- Anchored by Firehouse Veterinary Clinic

### DEMOGRAPHICS

(3-MILE, CoStar 2024)

- Population - 73,273
- Avg Household Income - \$112,785
- Projected Household Growth 2024-2029 - 5.3%



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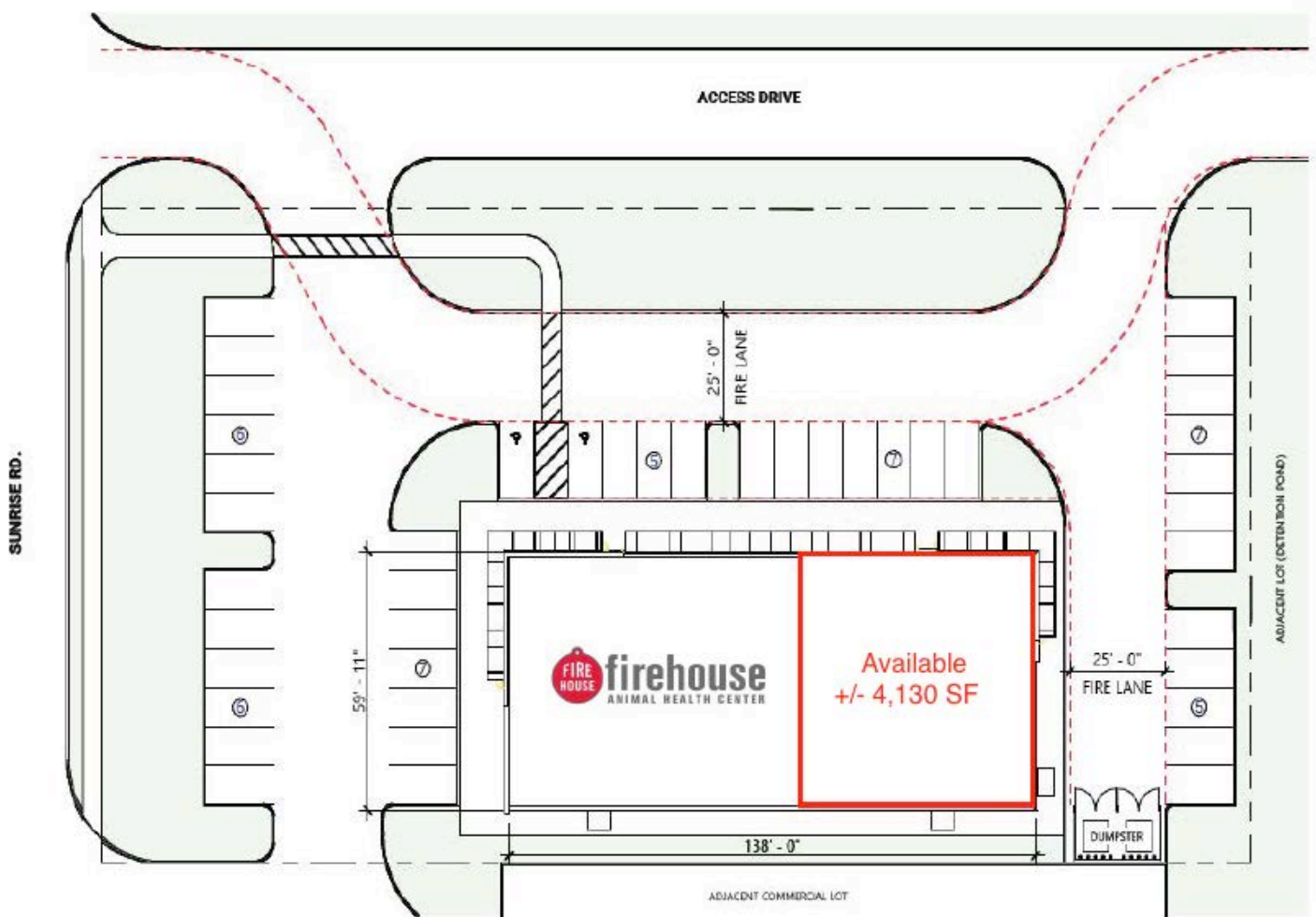
ROUND ROCK, TEXAS 78665

AVAILABILITY

UP TO +/- 4,130 SF

SITE PLAN

## SITE PLAN



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## AREA MAP



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PRELIMINARY RENDERINGS



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