

2034 AUSTIN HWY

NORTH HILLS SHOPPING CENTER



PROPERTY DESCRIPTION

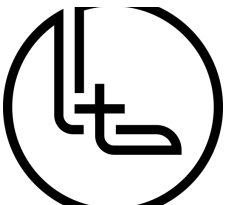
Base rent + NNN
Blank canvas
Ideal for a showroom

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,738	33,643	84,222
Total Population	11,123	83,023	222,528
Average HH Income	\$56,988	\$64,244	\$67,382

OFFERING SUMMARY

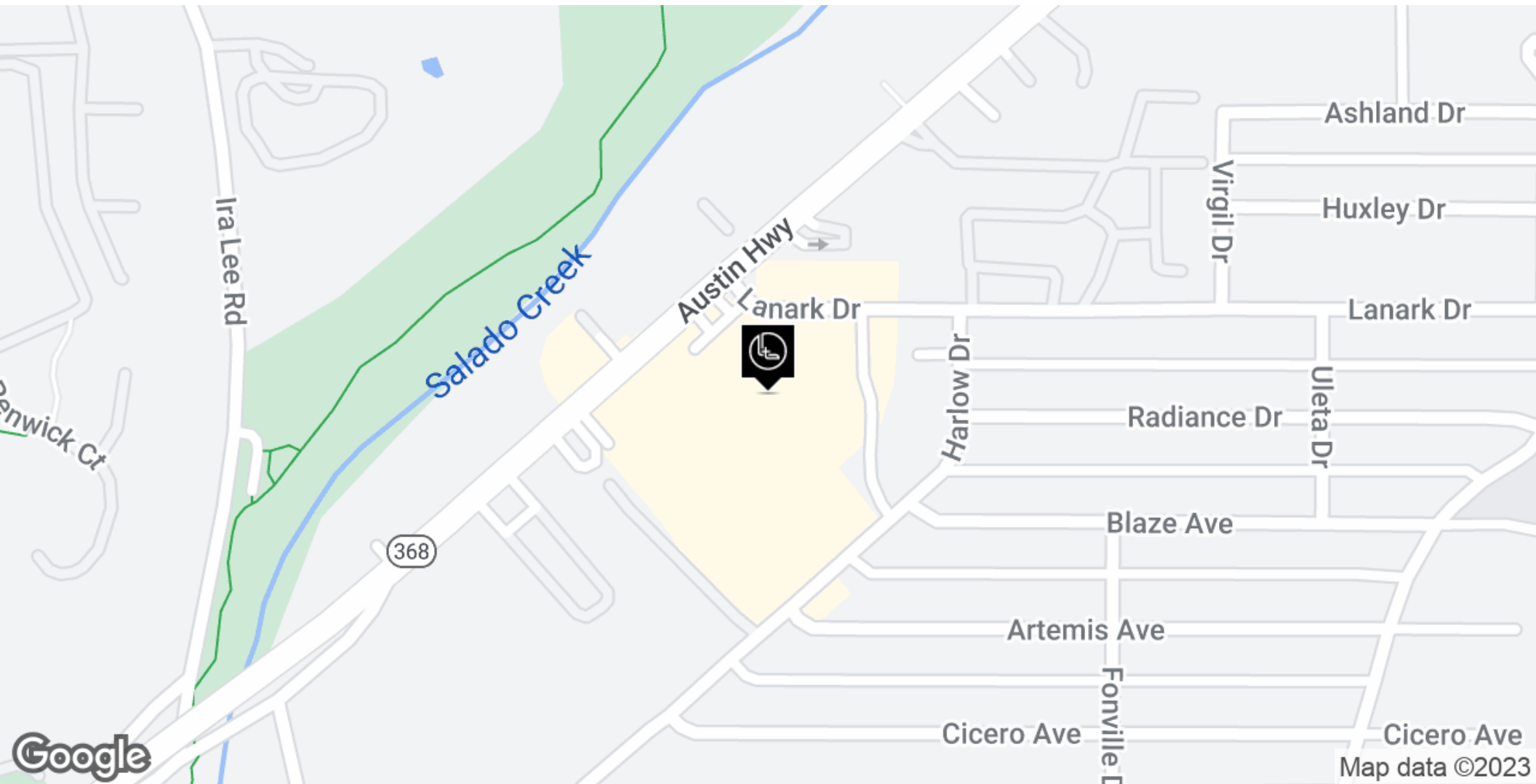
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	7,476 SF
Building Size:	7,476 SF

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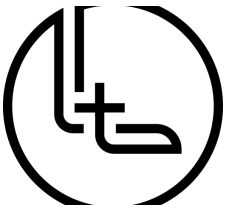


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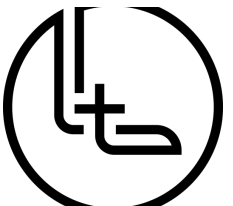


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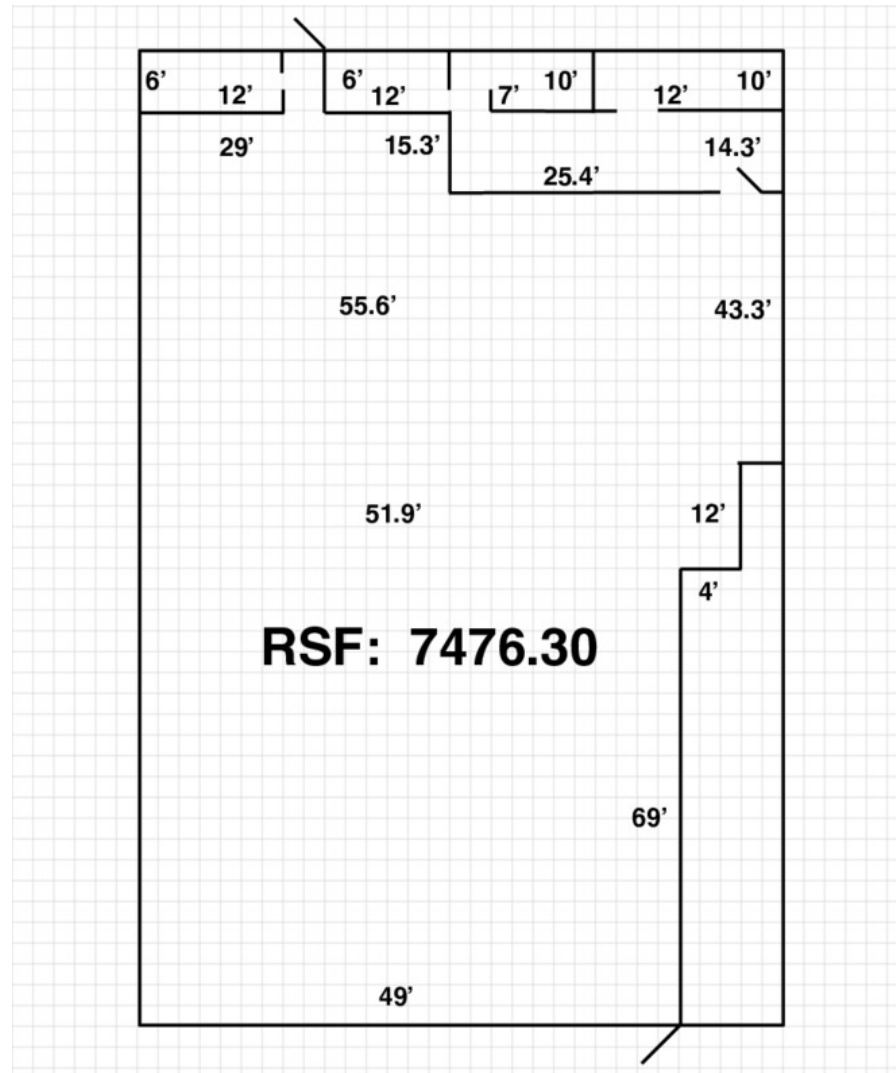


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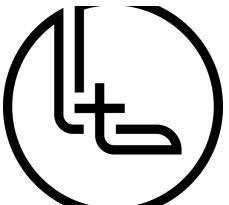


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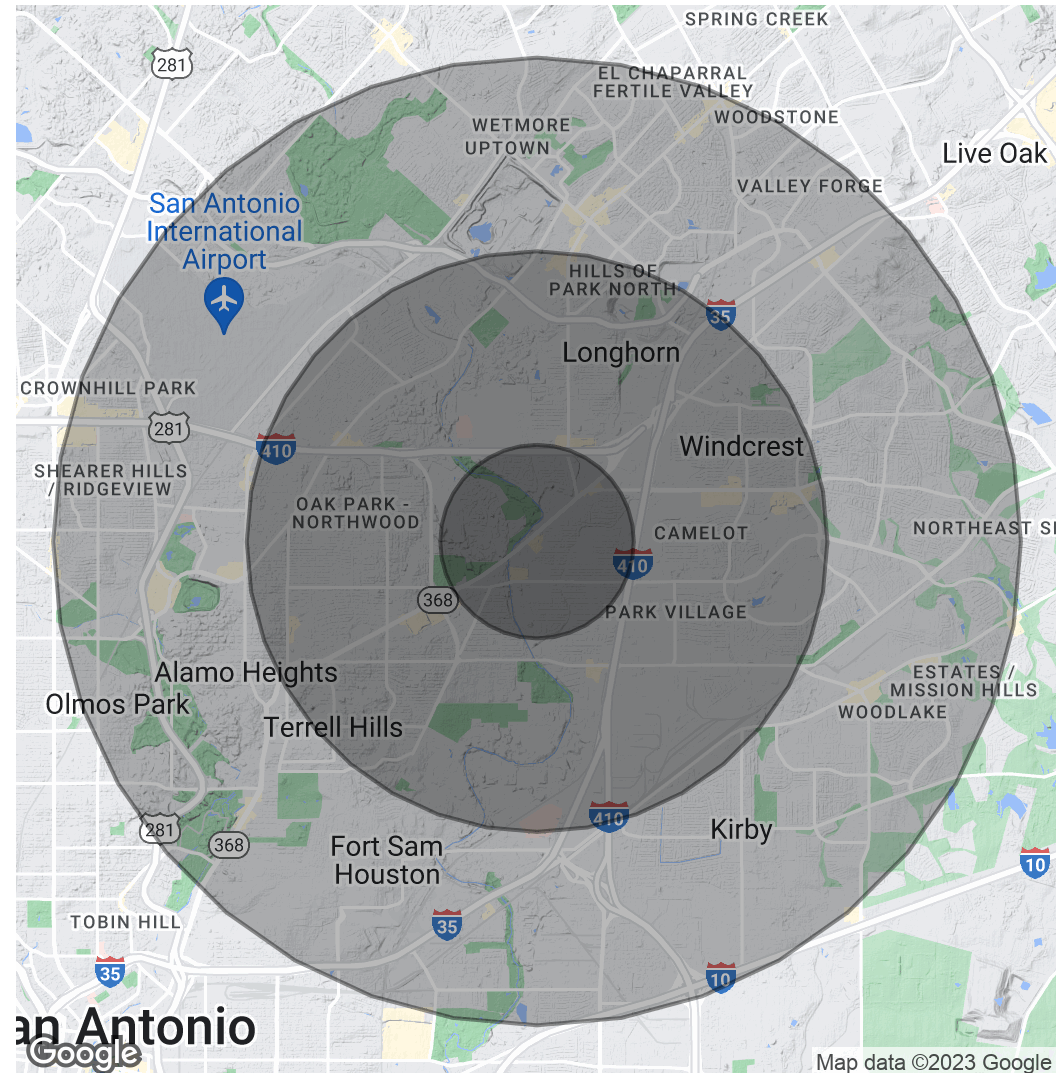
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,123	83,023	222,528
Average Age	34.2	35.7	35.0
Average Age (Male)	32.5	34.0	33.6
Average Age (Female)	34.5	37.2	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,738	33,643	84,222
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$56,988	\$64,244	\$67,382
Average House Value		\$129,651	\$137,052

** Demographic data derived from 2020 ACS - US Census*



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