



Center of the Hills

Austin, TX

Austin-Round Rock-Georgetown (TX)



Douglas Schooley
Leasing Representative
(972) 638-5242
dschooley@kimcorealty.com





AERIAL

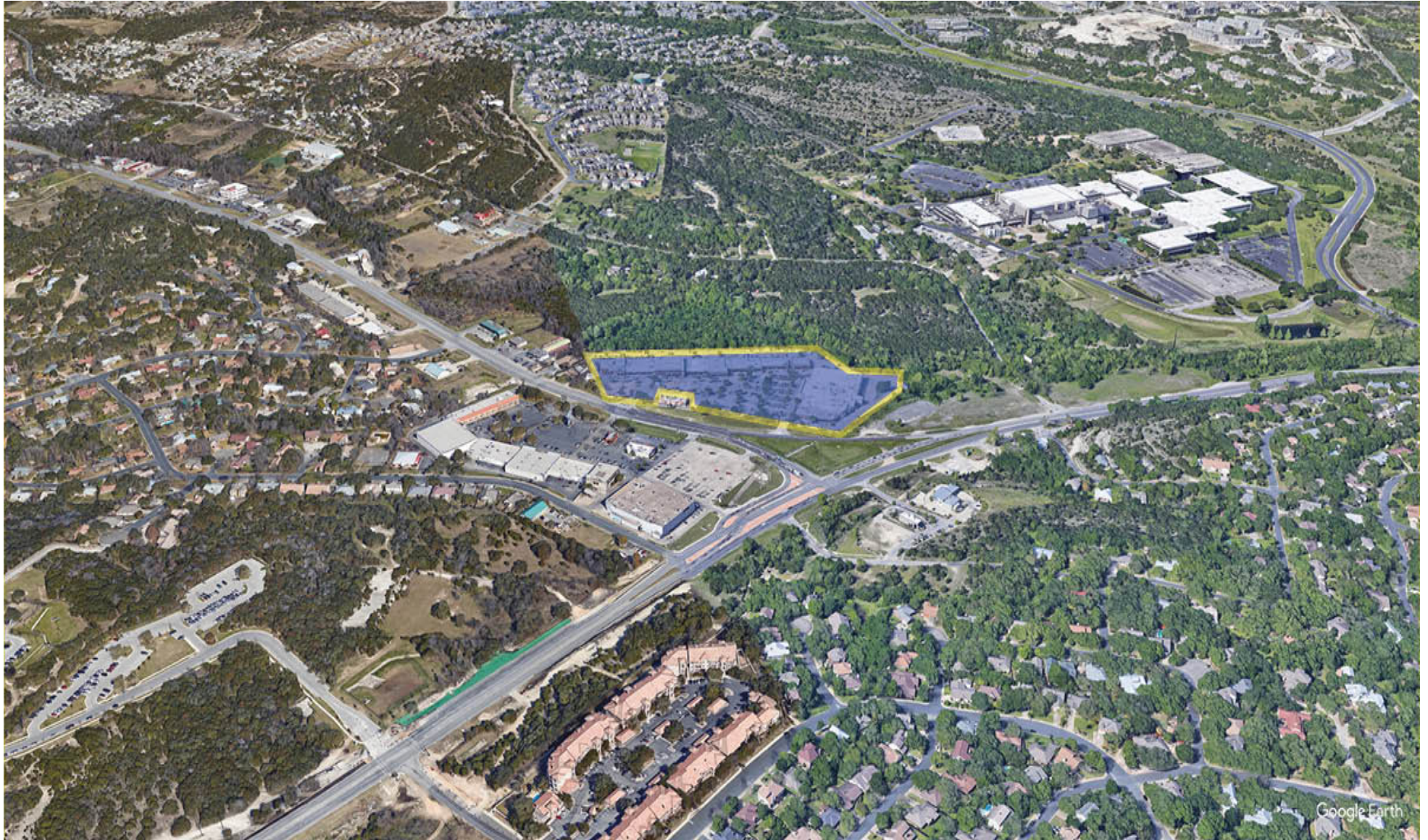


GROSS LEASABLE AREA (GLA)	145,337 SF
PARKING SPACES	825
PARKING RATIO	5.68 per 1,000 SF

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Google Earth

DENSITY AERIAL

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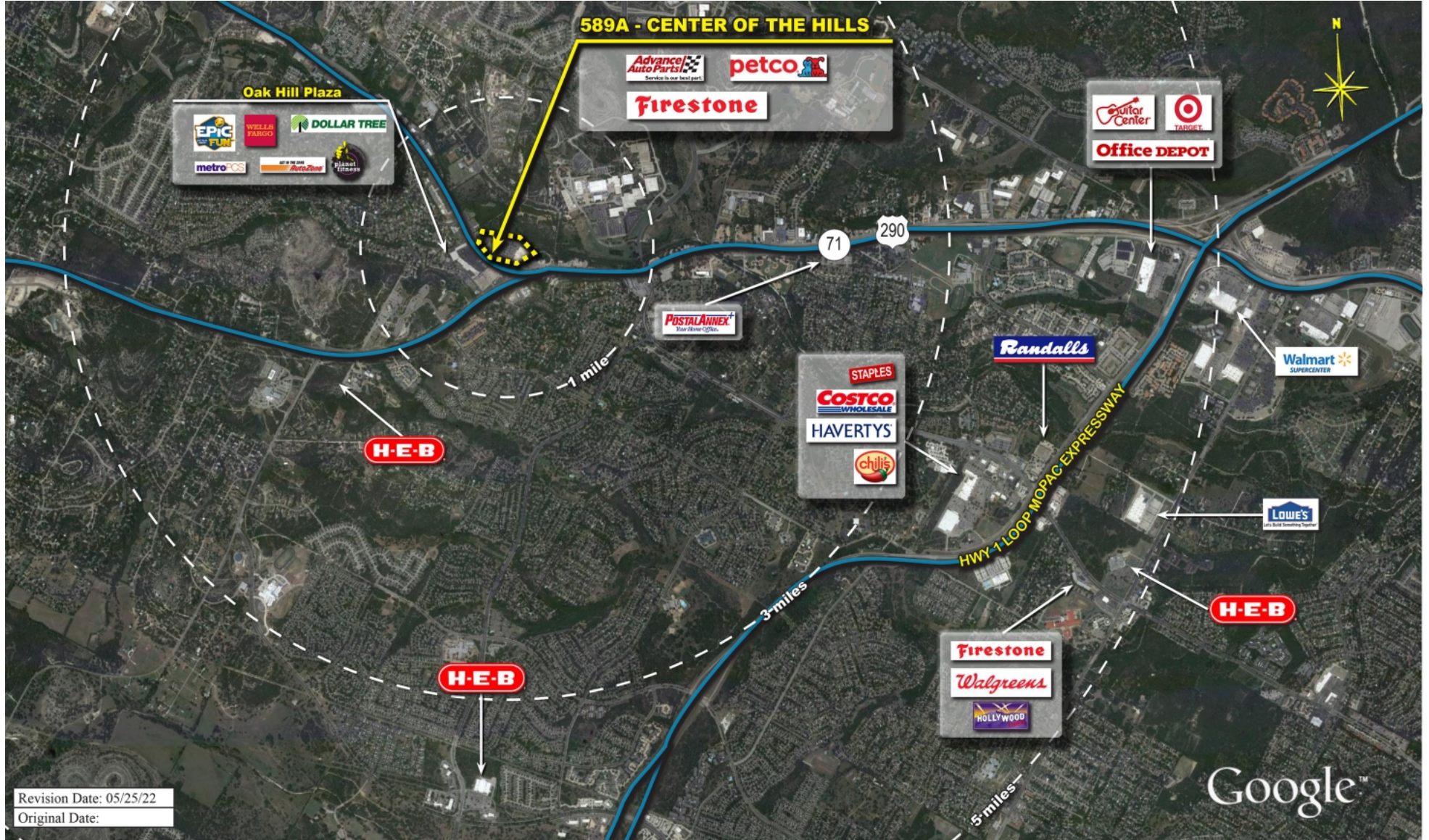


■ Available ● Curbside Pick-up

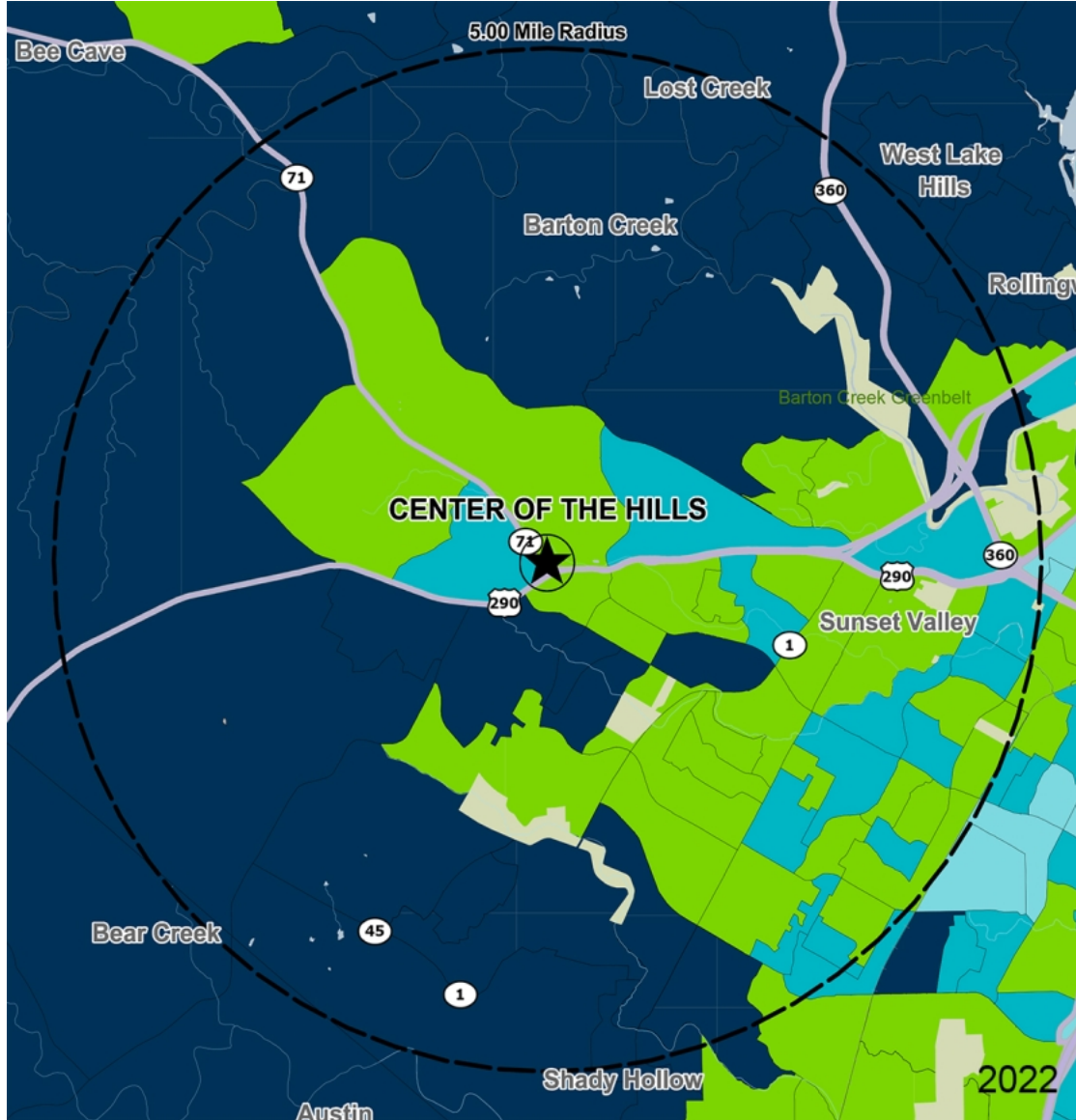


	TENANT	SQ FT
1	Firestone Tire	6,858
2	Available	3,000
3	Benjamin Moore Paints	3,000
4	Footy Rooty	2,951
5	H&R Block	1,800
6	Petco	13,108
7	Available	2,658
8	Thai Taste	3,104
9	Once Upon A Child	3,188
10	The Marquise Salon Suites	8,675
11	Available	3,200
12	AK Dental	1,600
13	Advance Auto Parts	7,070
14	ATI Physical Therapy	2,280
15	Available (Former Hair Salon)	1,200
16	Cricket Wireless	900
17	Budget Rent A Car	1,275
18	Farmers Insurance	930
19	Simmons Chiropractic	1,300
20	Available (Former Nail Salon)	820
21	Available	2,100
22	Tenant	64,310
25	McDonald's	4,237

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



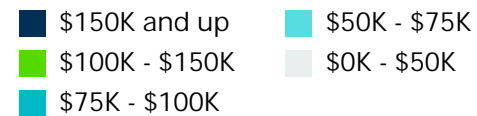
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,147	62,062	142,679
Daytime Pop	10,859	55,097	137,683
Households	3,258	25,790	58,441
Average HH Income	\$131,418	\$139,371	\$146,677
Median HH Income	\$103,284	\$109,749	\$110,528
Per Capita Income	\$52,716	\$58,224	\$60,488

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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US Hwy. 71 & Old Bee Caves Rd., Austin, TX



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