Sunset Valley Marketfair

Austin, TX

Austin-Round Rock-Georgetown (TX)

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

KIMCO REALTY

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Austin, TX

www.kimcorealty.com/113780

AERIAL

GROSS LEASABLE AREA (GLA)	213,352 SF
PARKING SPACES	373

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DENSITY AERIAL

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Available | Non-Controlled | Curbside Pick-up

	TENANT	SQ FT
1	Available	2,764
2	Nothing Bundt Cakes	1,400
3	Texadelphia	1,610
4	Andino Artisan Gelato	1,190
5	Plato's Closet	2,800
6	Available	1,400
7	Sally Beauty Supply	2,800
8	Leslie's	4,500
9	Ideal Image	2,497
10	ATI Physical Therapy	2,142
11	Painted Tree Boutiques	42,098
12	Michaels	23,025
13	HomeSense	28,730
14	Ross Dress for Less	26,250
16	Visionworks	6,123
17	Austin Haircut Co.	1,200
18	5.11 Tactical	5,000
19	TJ Maxx	25,050
20	Spectrum	4,000
20A	Le Posh Nails & Spa	2,400
21	Bougie's Donuts	1,400
22	Daiso	10,000
23	Available	2,000
27	Vitamin Shoppe	2,998
28	Edward Jones	1,000
29	Cookie Cutters Hair Cuts for K	1,000
30	Red Wing Shoes	1,975
32	Chipotle Mexican Grill	3,000
33	Bluefin Sushi & Ramen	3,000

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 purposed 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.

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COMPETITION MAP

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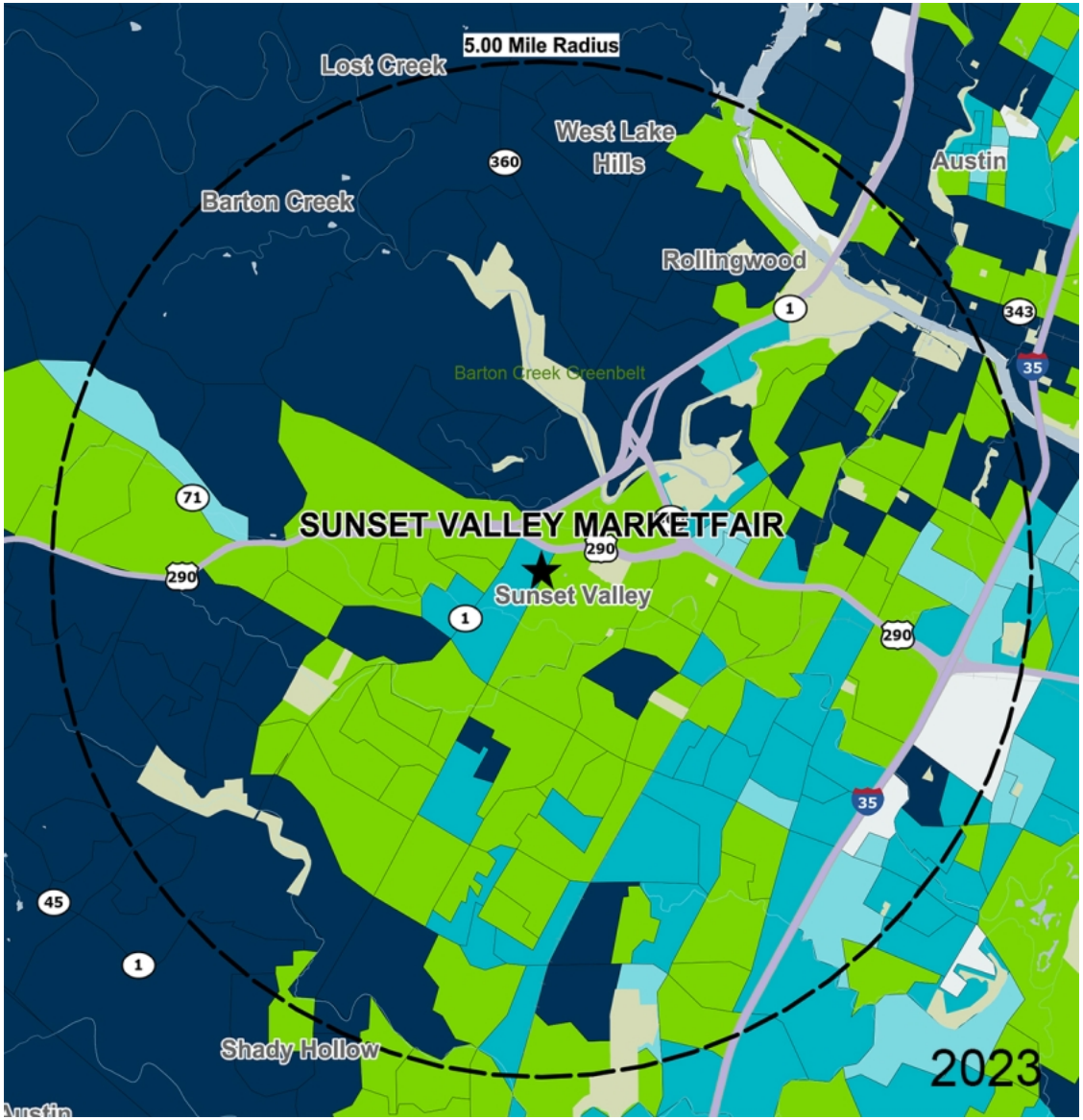

by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,098	93,364	263,165
Daytime Pop	9,024	99,232	327,748
Households	3,361	43,890	118,169
Average HH Income	$119,652	$124,763	$138,082
Median HH Income	$91,545	$95,252	$97,312
Per Capita Income	$67,136	$59,416	$62,959

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- $150K and up
- $100K - $150K
- $75K - $100K
- $50K - $75K
- $0K - $50K

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Rte. 1 & Rte. 290, Austin, TX

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