



Mueller Regional Retail Center

Austin, TX

Austin-Round Rock-Georgetown (TX)



Douglas Schooley
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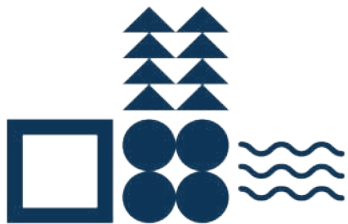
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AERIAL



GROSS LEASABLE AREA (GLA)

357,088 SF

PARKING SPACES

1,522

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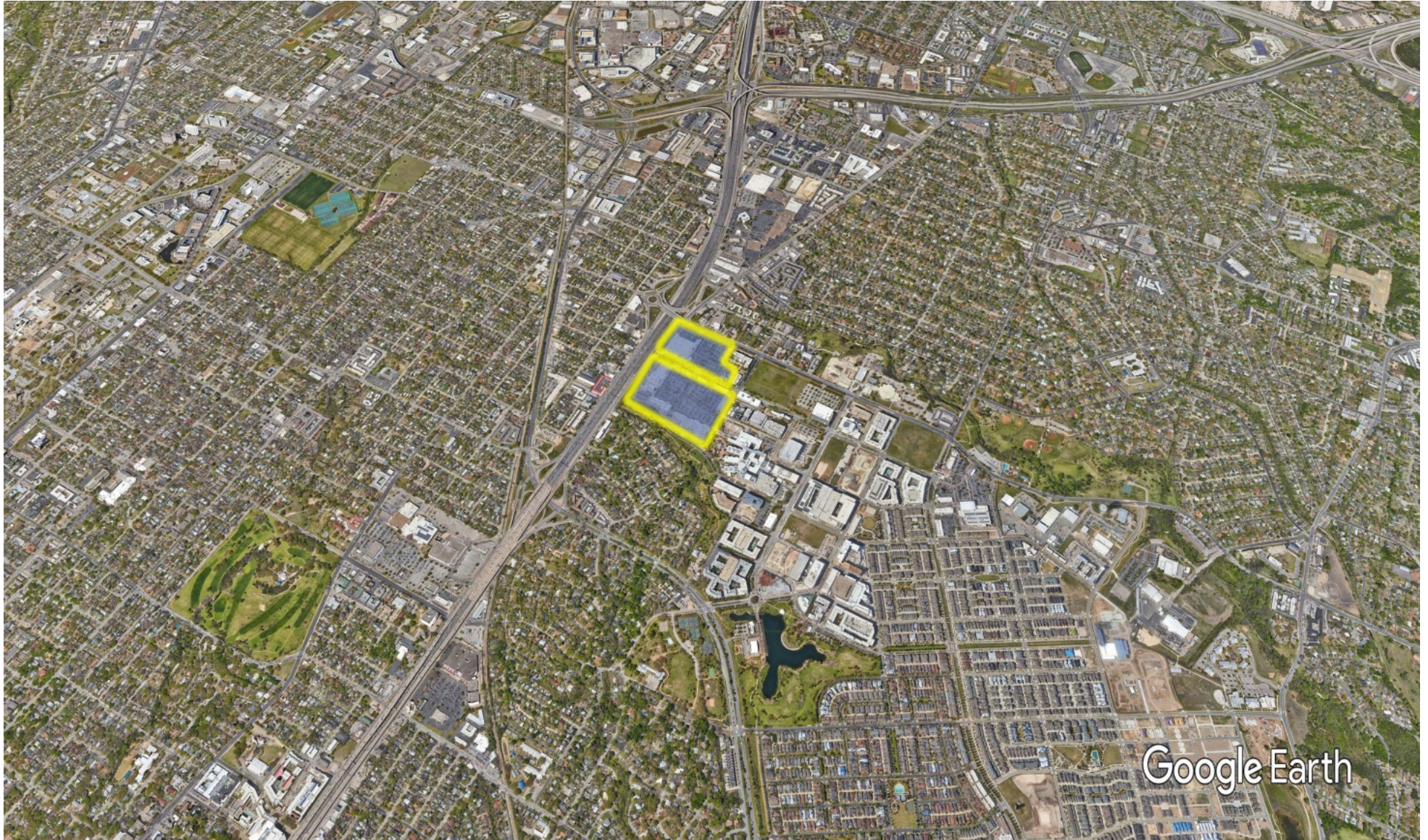
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 KIMCO
REALTY

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DENSITY AERIAL

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Available



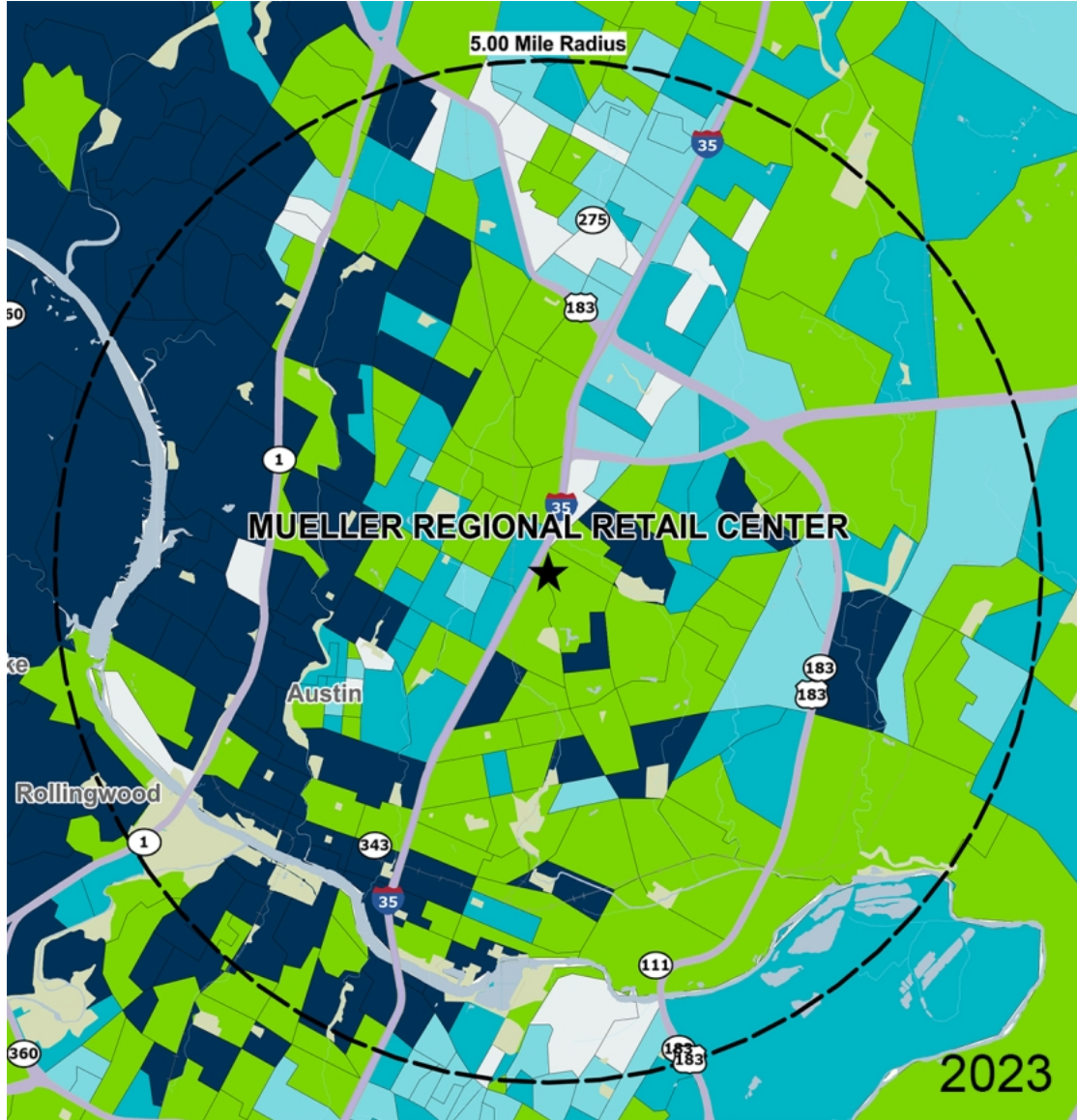
	TENANT	SQ FT
1	Marshalls	28,970
2	Michaels	25,000
3	Best Buy	29,404
4	Home Depot	113,341
5	Frost National Bank	4,780
6	Wells Fargo	4,032
7	La Madeleine Country French Ba	4,367
9	The Kebab Shop	1,720
10	Jamba Juice	1,693
11	Yo So Cool	1,471
12	Available (Former Restaurant)	1,396
13	Xian Sushi	2,470
14	Pad Thai Restaurant	3,084
15	Ike's Love & Sandwiches	1,894
16	Starbucks	1,654
17	Chipotle Mexican Grill	2,200
18	Floyd's Barbershop	1,808
19	Available (Former Restaurant)	1,471
20	Jets Pizza	1,273
21	Central Texas Pediatric Dentis	2,532
22	Dental Smiles	2,682
23	Chi'Lantro	1,405
24	Visionworks	3,489
25	Total Wine & More	26,034
26	PetSmart	20,394
27	Sprouts Farmers Market	20,171
28	Nothing Bundt Cakes	2,756
29	Learning Express	4,129
30	Great Nails	4,082
31	Texas Physical Therapy [...]	4,114
32	Old Navy	14,978
33	Bath & Body Works	5,100
34	Sephora	5,702
35	Five Below	7,491

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.

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	20,019	171,722	370,026
Daytime Pop	27,336	389,723	685,348
Households	9,650	74,114	162,079
Average HH Income	\$120,806	\$113,106	\$127,291
Median HH Income	\$92,630	\$80,060	\$82,639
Per Capita Income	\$58,927	\$49,965	\$56,767

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

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



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I-35 & E 51st St., Austin, TX



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