



Round Rock S.C.

Austin, TX

Austin-Round Rock-Georgetown (TX)



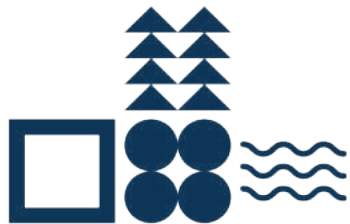
Douglas Schooley
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As of 01/11/23

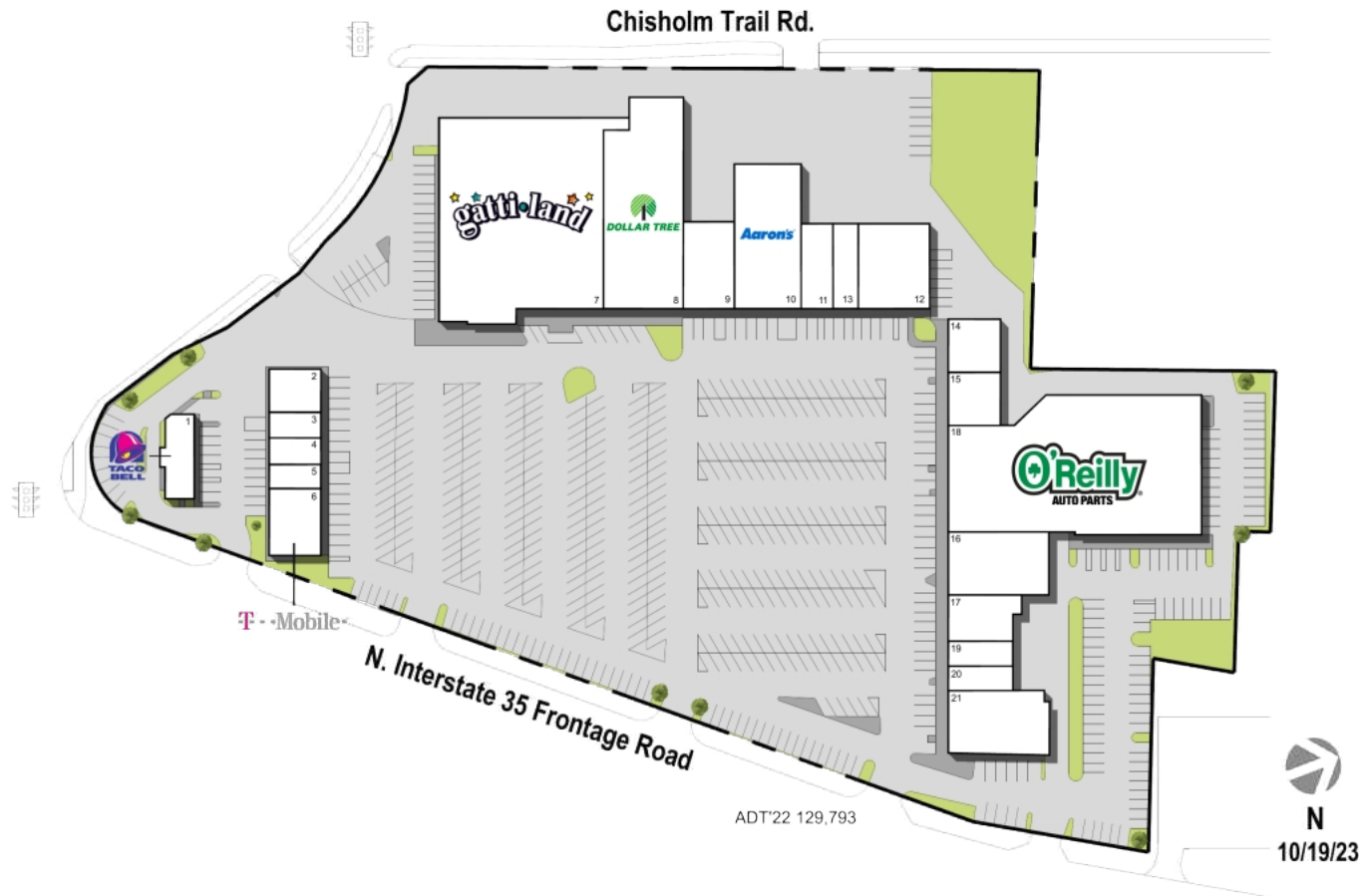
AERIAL



GROSS LEASABLE AREA (GLA)	131,039 SF
PARKING SPACES	669
PARKING RATIO	5.11 per 1,000 SF

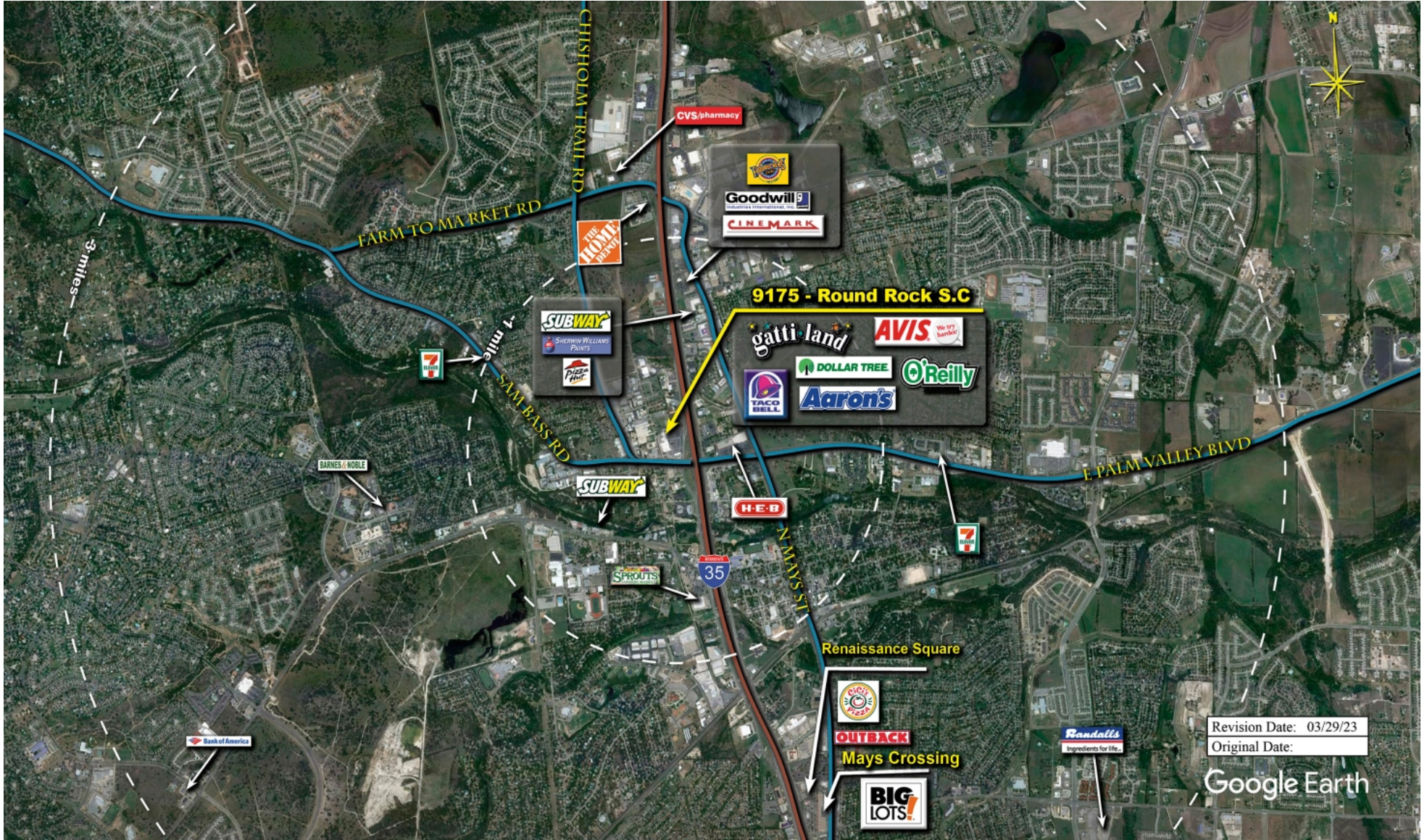


DENSITY AERIAL



TENANT	SQ FT
1 Taco Bell	2,412
2 Stall Jewelers	1,982
3 Upscale Nail Salon	1,215
4 Thundercloud Subs	1,242
5 Livingston Hearing Aid Center	1,152
6 T-Mobile	2,798
7 Gatti Land Eater-tainment	31,094
8 Dollar Tree	14,326
9 Sonrisa Family Dentistry	4,000
10 Aaron's	8,640
11 Texas State Optical	2,560
12 Pok-E-Jo's Smokehouse	5,440
13 Avis	2,000
14 Autism Learning Partners	2,500
15 Pirahna Records	2,500
16 Aqua Tots	6,000
17 Hunan Lion	3,440
18 O'Reilly Auto Parts	29,678
19 Detail Garage Round Rock	1,560
20 Round Rock's Finest Liquor	1,500
21 PM Pediatrics	5,000

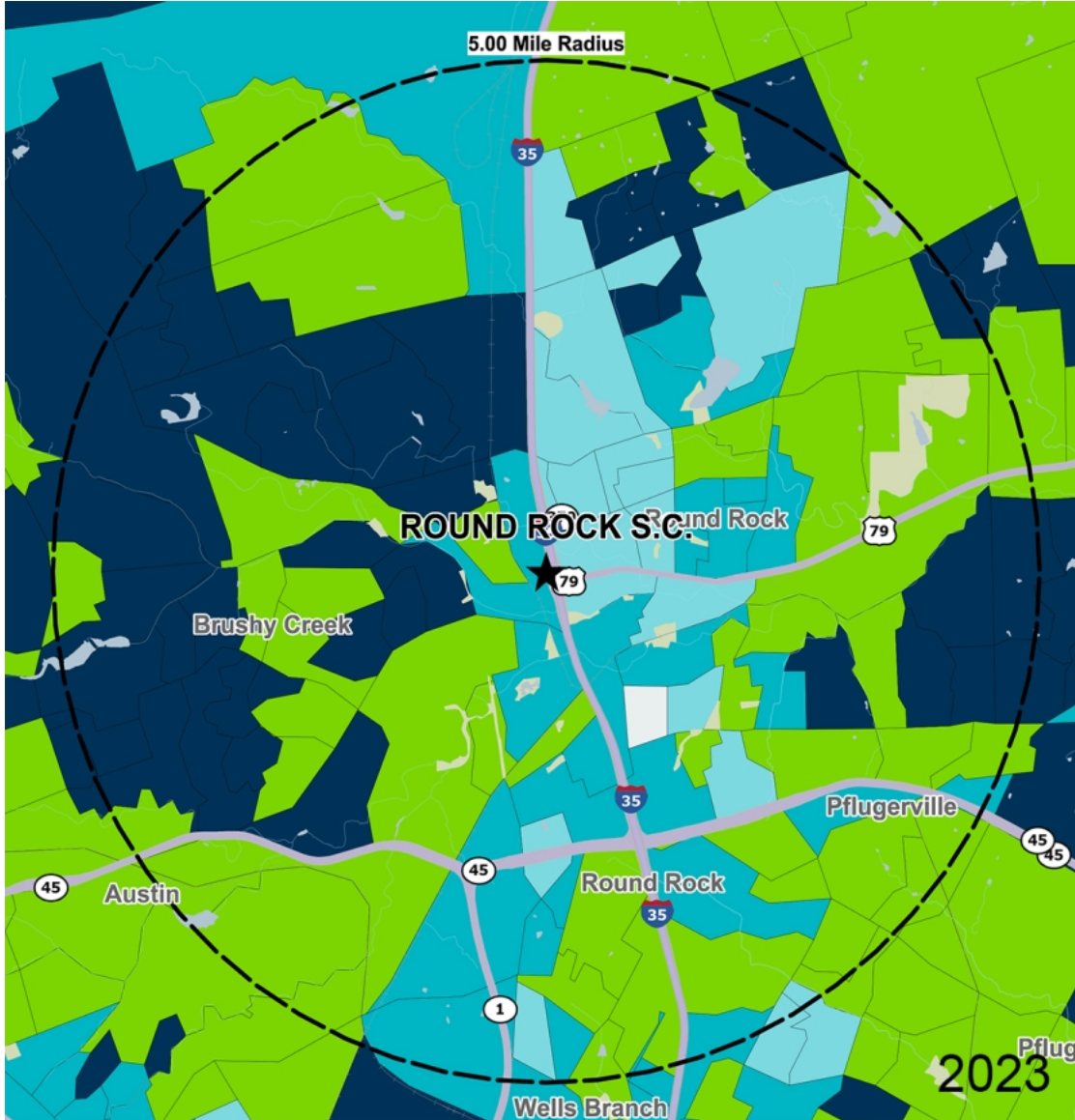
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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 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.



Revision Date: 03/29/23
Original Date:

Google Earth

COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,697	100,098	224,279
Daytime Pop	23,279	102,208	200,783
Households	2,641	35,866	79,093
Average HH Income	\$92,456	\$105,442	\$117,863
Median HH Income	\$72,702	\$82,370	\$97,207
Per Capita Income	\$32,272	\$37,900	\$41,619

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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North IH Hwy. 35 & Sam Bass Rd., Austin, TX



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