



# Century South S.C.

Austin, TX

Austin-Round Rock-Georgetown (TX)



**Douglas Schooley**  
Leasing Representative  
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AERIAL



GROSS LEASABLE AREA (GLA)	207,538 SF
PARKING SPACES	1,041
PARKING RATIO	5.02 per 1,000 SF

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DENSITY AERIAL

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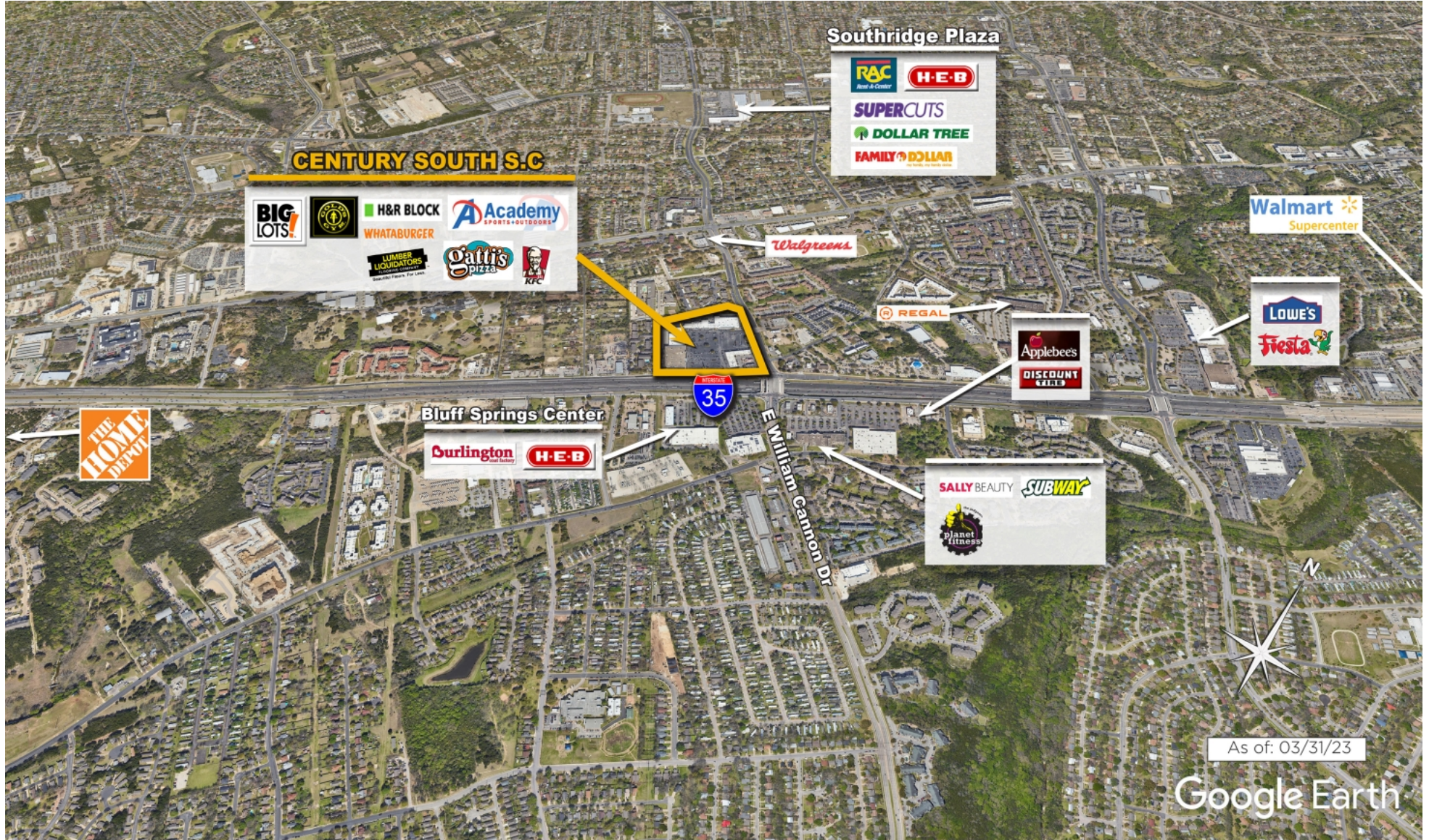


Available



	TENANT	SQ FT
1	Academy Sports & Outdoors	61,452
2	Gold's Gym	30,000
3	Available	2,880
4	Rentronics	4,767
5	Nuvani Institute	6,121
6	China Harbor Restaurant	10,000
7	LL Flooring	8,640
8	Panaderia Chuy's	4,800
9	Big Lots	28,025
11	My Wireless	2,244
12	Access Dental	3,087
13	UT Great Nails	1,525
14	Asiana Indian Restaurant	3,600
15	Cricket Wireless [...]	2,100
16	Petwell Management Century	3,500
17	Harmony Foot Spa	2,030
18	Sidney Cunningham, DDS	1,820
19	H&R Block	1,715
20	Southside Subs	1,260
21	Gatti's Pizza	1,564
21a	Hacienda Los Portales	2,700
22	Whataburger	2,040
23	Kentucky Fried Chicken	3,003
S10	Melrose	16,400

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.

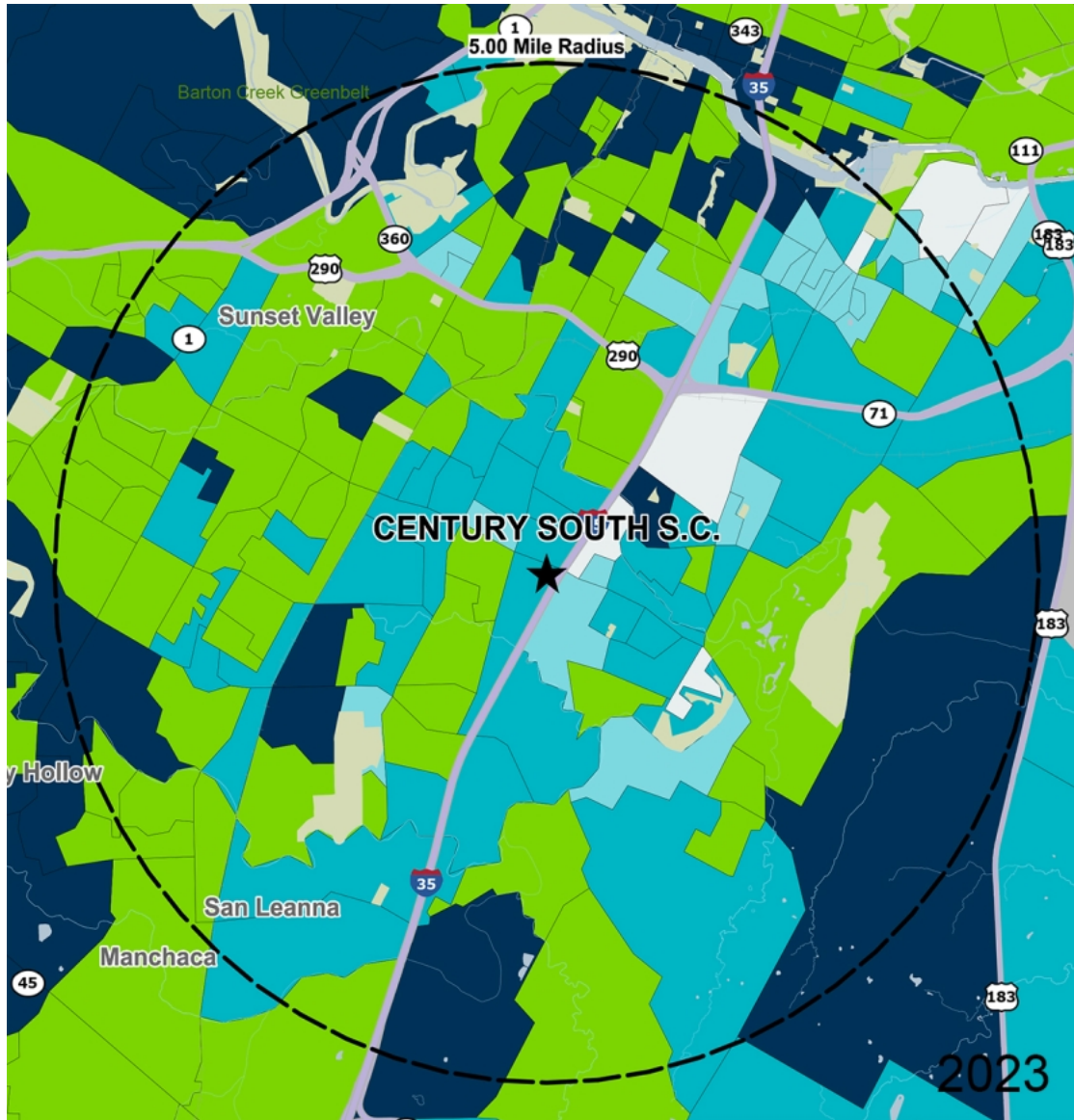


COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	24,085	140,151	307,059
Daytime Pop	18,027	118,541	284,712
Households	9,741	53,359	125,929
Average HH Income	\$68,910	\$90,916	\$101,663
Median HH Income	\$57,951	\$69,760	\$77,158
Per Capita Income	\$27,885	\$34,729	\$41,882

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



# Century South S.C.

I-35 & E. William Cannon Dr., Austin, TX



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