

PARKLINE SHOPPING CENTER

SE corner of Lakeline Blvd. and US Hwy. 183

AUSTIN, TEXAS

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RETAIL SPACE FOR LEASE

LOCATION

SE corner of Lakeline Blvd. and US Hwy 183

JUNIOR ANCHOR

40,000 SF – Sports Authority will be available Feb. 2014

SMALL SHOP

1,161 SF – Second Gen Retail

1,030 SF – Second Gen Salon

1,000 SF – Shell space between Mama Fu's & Sport Clips

RENTAL RATE

Please call for pricing

NNN

\$6.29 PSF

TENANTS

Home Depot, Kohl's, The Sports Authority, Bed Bath & Beyond, Wells Fargo, Sprint, Sport Clips, Chipotle, Mama Fu's and Quizzes.

TRAFFIC COUNTS (TXDOT 2008)

US 183, N. of SH 45 – 75,260 VPD

US 183, S. of SH 45 – 79,500 VPD

FM 620, E. of US 183 – 42,400 VPD

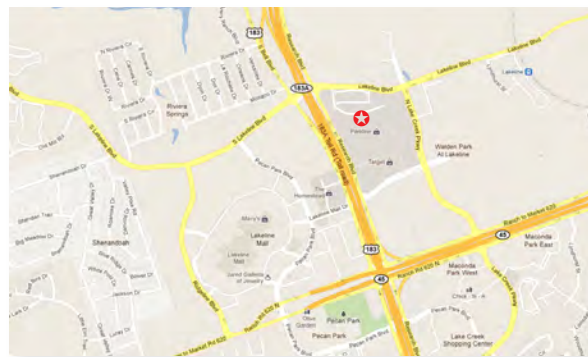
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DEMOGRAPHICS

RADIUS	2ND QTR. '10 POP.	AVG. HH INC.
1 Mile	3,613	\$73,772
3 Mile	96,102	\$96,002
5 Mile	182,148	\$98,570

HIGHLIGHTS

- 300,000 SF, multi-tenant shopping center near Lakeline Mall in NW Austin which serves rapidly growing southern Williamson County
- 2.3 million SF of retail space within a half mile radius of Parkline
- 1 block from the Lakeline Station lightrail stop and Park and Ride
- Lakeline Blvd. creates East/West access between US 183 and Parmer Lane.



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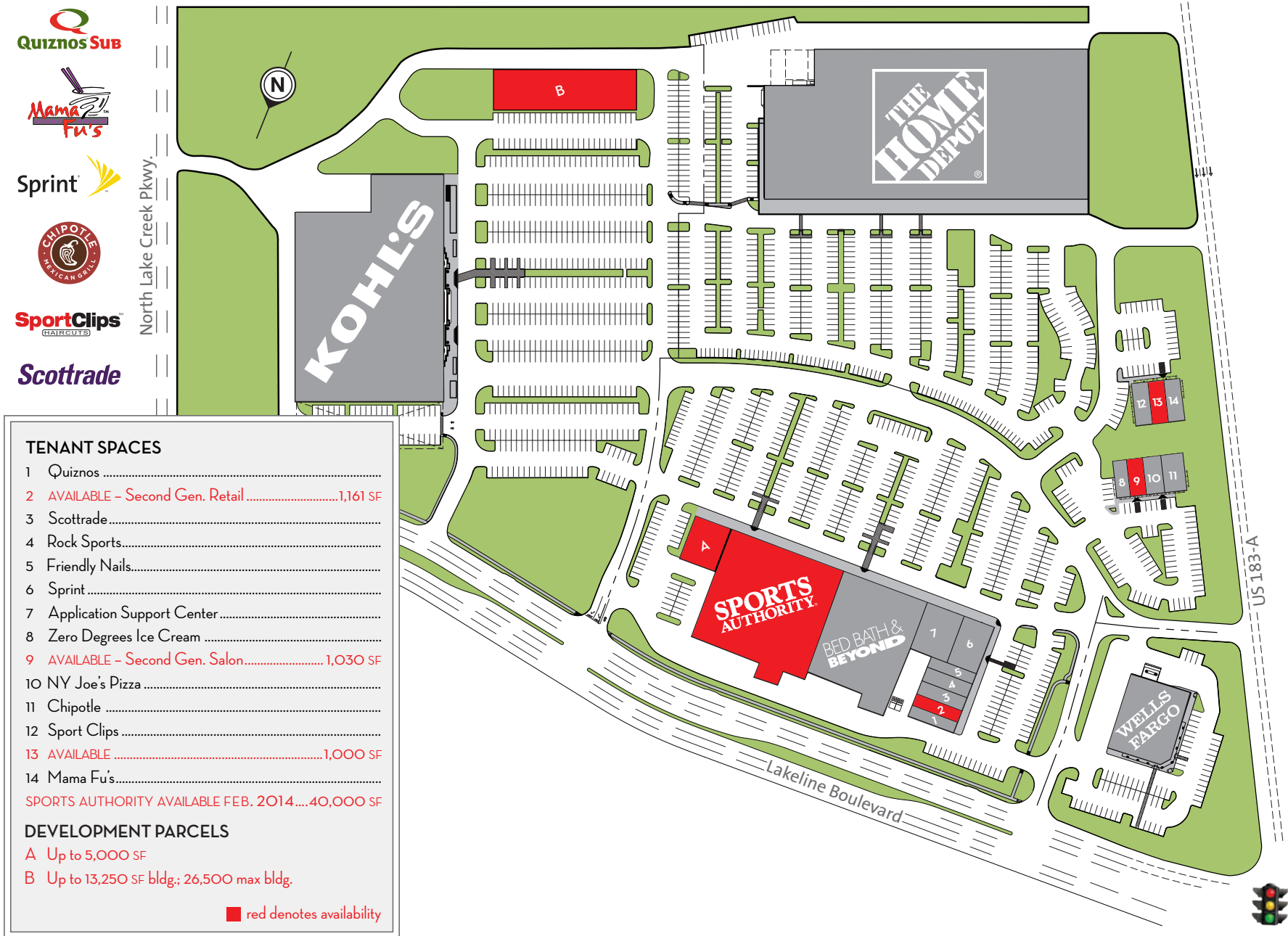
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North Lake Creek Pkwy.

TENANT SPACES

- 1 Quiznos
- 2 AVAILABLE - Second Gen. Retail1,161 SF
- 3 Scottrade.....
- 4 Rock Sports.....
- 5 Friendly Nails.....
- 6 Sprint.....
- 7 Application Support Center.....
- 8 Zero Degrees Ice Cream
- 9 AVAILABLE - Second Gen. Salon..... 1,030 SF
- 10 NY Joe's Pizza
- 11 Chipotle
- 12 Sport Clips.....
- 13 AVAILABLE
- 14 Mama Fu's.....

SPORTS AUTHORITY AVAILABLE FEB. 2014.....40,000 SF

DEVELOPMENT PARCELS

- A Up to 5,000 SF
- B Up to 13,250 SF bldg.; 26,500 max bldg.

■ red denotes availability

US 183-A

Lakeline Boulevard



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