



# VINTAGE PLAZA

2711 La Frontera Blvd.  
Round Rock, Texas  
FOR LEASE



<b>Location:</b>	Northeast Corner State Highway 45 East @ La Frontera Boulevard with additional frontage on Kouri Avenue		
<b>Space Available:</b>	1,600 sf 1,372 sf – SECOND GEN QUIZNO'S 1,500 sf – SECOND GEN OFFICE		
<b>Rate:</b>	Please call to discuss		
<b>Expenses:</b>	\$10.74 per square foot		
<b>Current Tenants:</b>	Men's Wearhouse, Regency Beauty Institute, Chase Bank, Scottrade, Snipits Haircuts for Kids, Apollo Games		
<b>Traffic Counts (2005):</b>	SH 45 @ La Frontera Blvd – 40,600 vpd IH 35 – 176,730 vpd		
<b>Demographics:</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Population	6,022	57,828	137,038
Daytime Population	12,271	86,246	184,752
Average HH Income	\$68,286	\$74,223	\$80,690
% Population Growth (1990 – 2007)	139.51%	160.71%	199.51%
<b>Comments:</b>	<ul style="list-style-type: none"><li>- Emerson just purchased Frontera Vista which is directly West of Vintage and will employ 875 people</li><li>- Located within La Frontera, a 328+ acre retail, restaurant, office, and hotel development with tenants such as Lowe's, Kohl's, Sam's, Office Depot, and Hobby Lobby</li><li>- Walking distance from two large multifamily complexes.</li></ul>		

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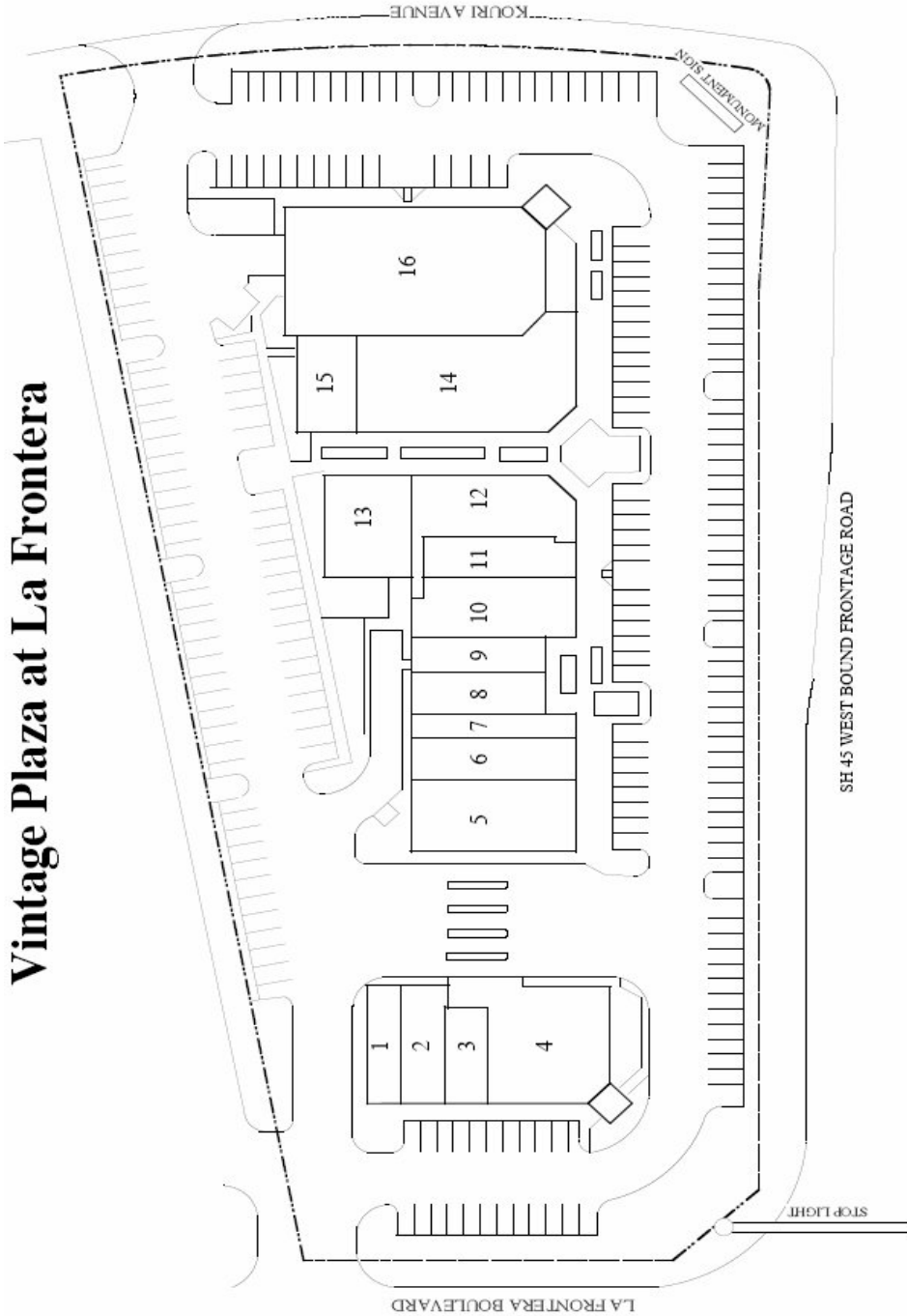
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## Vintage Plaza at La Frontera



- |                                     |   |
|-------------------------------------|---|
| 1. BROOKLYN PIE COMPANY<br>1,005 SF | 10. MASSAGE HEIGHTS<br>2,350 SF         |
| 2. QUIZOS SUBS<br>1,372 SF          | 11. SCOTTRADE<br>1,727 SF               |
| 3. FASHION DRY CLEANERS<br>1,000 SF | 12. BO ASIAN BISTRO<br>2,715 SF         |
| 4. JP MORGAN CHASE<br>4,010 SF      | 13. DR. HELEN RAGSDALE, DDS<br>2,370 SF |
| 5. AVAILABLE<br>3,010 SF            | 14. AVAILABLE<br>5,612 SF               |
| 6. AVAILABLE<br>1,600 SF            | 15. KELLY SERVICES<br>1,500 SF          |
| 7. APOLLO GAMES<br>1,189 SF         | 16. MEN'S WEARHOUSE<br>8,526 SF         |
| 8. SNIPITS<br>1,452 SF              |   |
| 9. AVAILABLE<br>1,200 SF            |   |

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