



# 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>	1,600-5,600 SF (appx)		
<b>Rate:</b>	\$18.00 – \$24.00 per square foot NNN		
<b>Expenses:</b>	\$10.00 per square foot		
<b>Current Tenants:</b>	Men's Warehouse, Quiznos Subs, Chase Bank, Scottrade, Snipits Haircuts for Kids, Apollo Games, Massage Heights		
<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>- Located within La Frontera, a 328+ acre retail, restaurant, office, and hotel development with tenants such as Barnes and Noble, Lowe's, Kohl's, Sam's, Office Depot, Hobby Lobby, and Circuit City</li><li>- 1.3 Million square feet of new office space due west.</li><li>- Walking distance from two large multifamily complexes.</li></ul>		

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**Vintage Plaza at La Frontera**  
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