

Parmer Crossing

Austin-Round Rock-Georgetown, TX

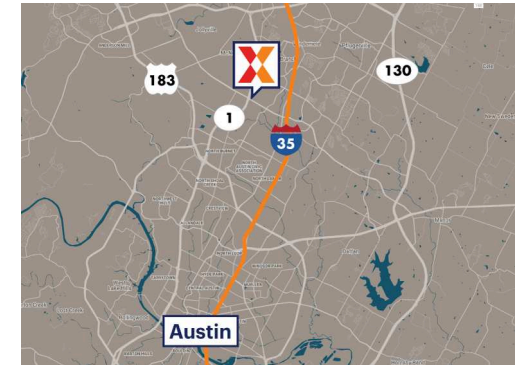
30.4219, -97.7013

2500 West Parmer Lane and 12611 North Mo-Pac Expressway | Austin, TX

78727



Center Size: 169,405 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 14,990 | 105,765 | 310,847 |
| | 6,882 | 50,101 | 132,815 |
| | \$94,662 | \$89,071 | \$92,006 |

Commercial space in densely populated area of 105,000+ residents and a daytime population of 125,000+ within 3 miles

Conveniently accessible retail space with high visibility from 95,000+ vehicles daily from Route 1 and served by last northbound toll-free exit

Close proximity to Samsung Austin Semiconductor which employs 2,500+ people

Available space for small business

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Available Space

| | |
|----|----------|
| 07 | 995 SF |
| 08 | 1,697 SF |
| 11 | 1,303 SF |
| 12 | 2,604 SF |
| 13 | 2,312 SF |

Pad Opportunities

| | |
|------------------|---------------|
| PAD A Drive-thru | 20,000 SF/0.5 |
|------------------|---------------|

Current Retailers

| | | |
|----------|------------------------|-----------|
| N.A.P. 1 | Fire Station | 0 SF |
| N.A.P. 2 | BuyBacks Entertainment | 0 SF |
| N.A.P. 3 | Compass Bank | 0 SF |
| N.A.P. 4 | Jiffy Lube | 0 SF |
| N.A.P. 5 | Taco Cabana | 0 SF |
| 01 | Planet Fitness | 23,000 SF |
| 01A | Mega Furniture | 29,000 SF |
| 02 | Big Lots | 33,506 SF |
| 03 | Harbor Freight | 15,557 SF |
| 04 | Dollar Tree | 14,735 SF |
| 05 | Half Price Books | 8,978 SF |
| 05A | Desi Brothers | 11,038 SF |
| 05B | DB Liquor | 1,260 SF |
| 06 | Sushi Junai 2 | 6,000 SF |
| 06A | HobbyTown | 4,000 SF |
| 09 | Firestone | 6,424 SF |
| 10 | Thundercloud Subs | 1,303 SF |
| 14 | Garbo's Lobster | 5,693 SF |

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