

Parmer Crossing

Austin-Round Rock-San Marcos, TX

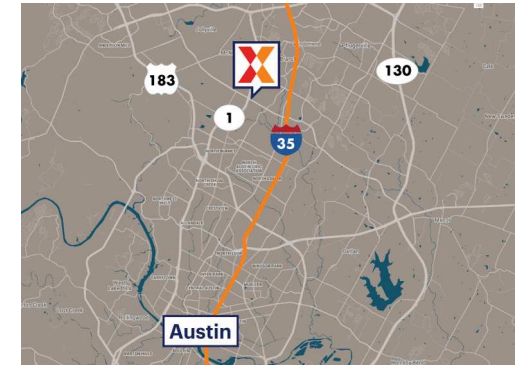
30.4219, -97.7013

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

78727



Center Size: 170,605 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

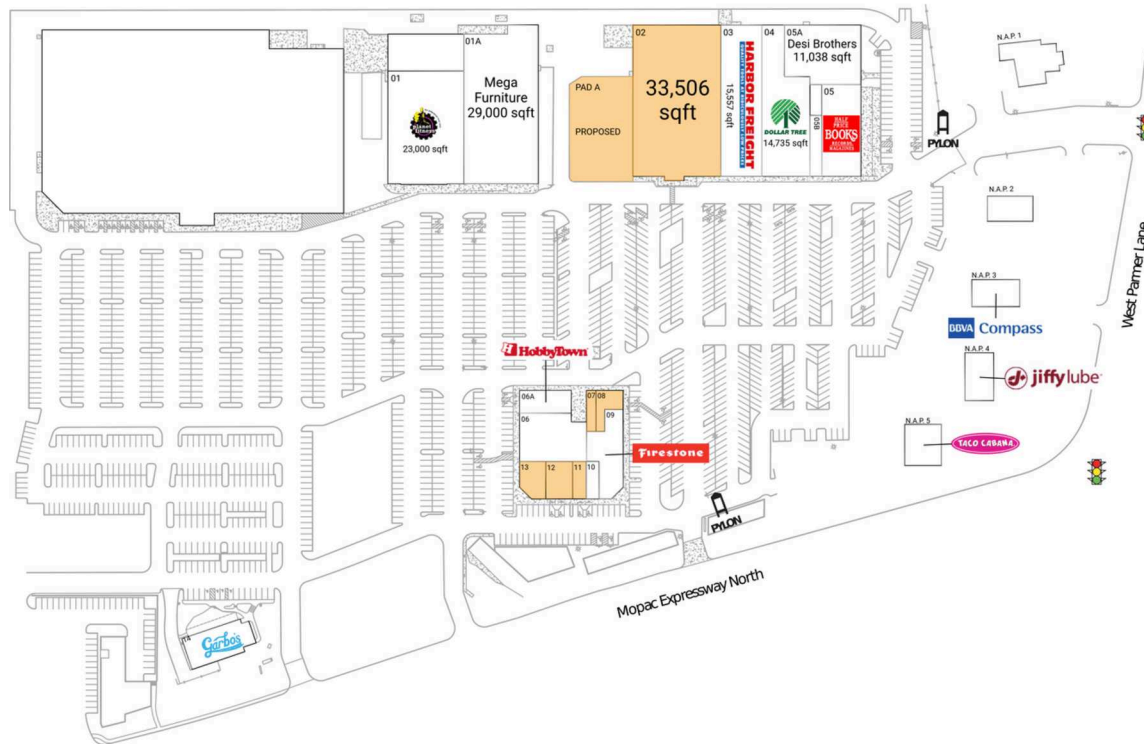
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Available Space

02	33,506 SF
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
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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	jiffylube	0 SF
N.A.P. 5	Taco Cabana	0 SF
01	Planet Fitness	23,000 SF
01A	Mega Furniture	29,000 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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