

# Parmer Crossing

Austin-Round Rock-San Marcos, TX

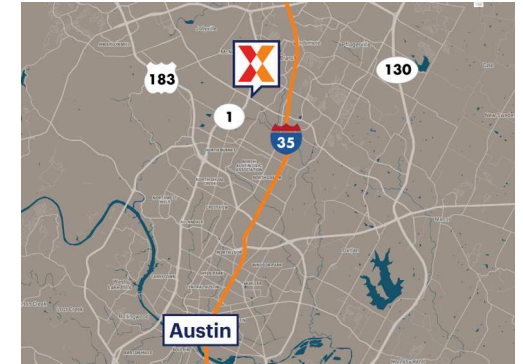
30.4219, -97.7013

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
	14,710	104,406	311,735
	6,764	49,479	133,016
	\$114,797	\$108,617	\$108,334

Surrounded by a dense population of 104K+ residents within a highly educated trade area as 54% are college educated within 3 miles

Strong daytime population of 148K+ within a 3-mile radius

High visibility from 89K+ vehicles daily on MoPac Exy and 39K+ vehicles daily on Palmer Ln (Kalibrate 2020)

Conveniently accessible and served by the last northbound toll-free exit on MoPac Expy

Close proximity to St David's North Austin Medical Center with 395 beds (Dept of Homeland Security 2024), plus nearby Samsung Austin Semiconductor which employs 5,000 people (Samsung 2025)

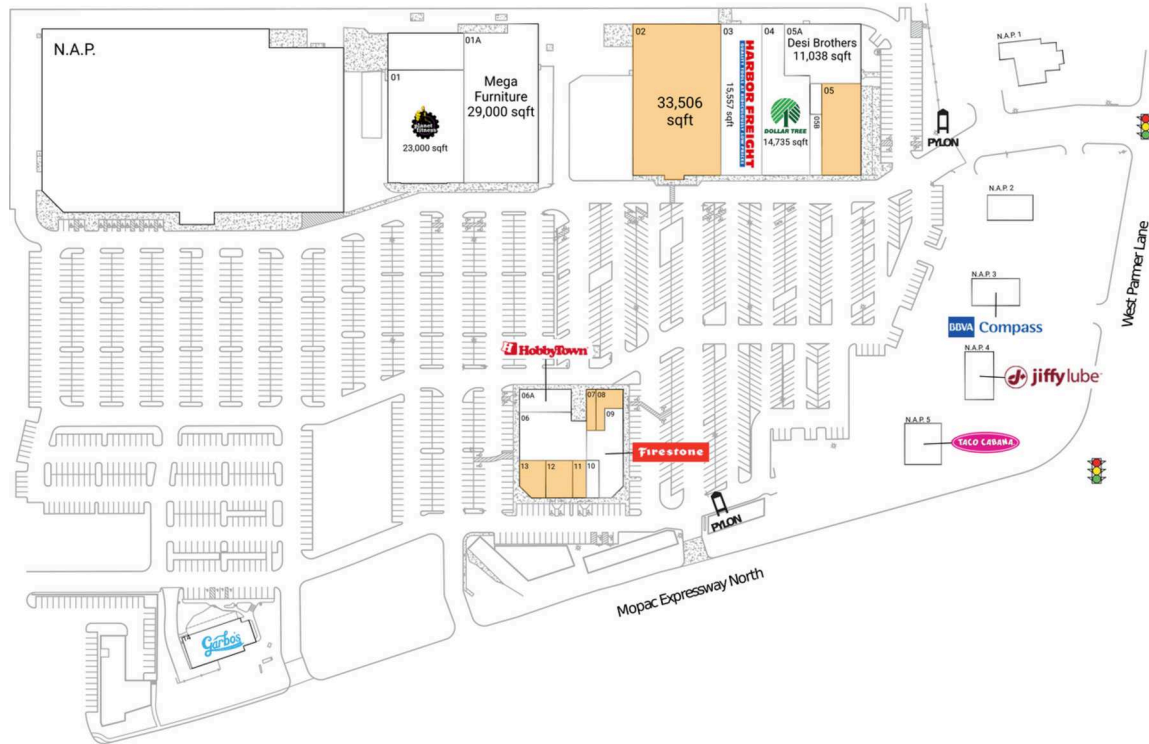
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## Available Space

02	33,506 SF
05	8,978 SF
07	995 SF
08	1,697 SF
11	1,303 SF
12	2,604 SF
13	2,312 SF

## 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
03	Harbor Freight	15,557 SF
04	Dollar Tree	14,735 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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