

THE SHOPS AT TECH RIDGE

AUSTIN, TX | 12901 N. INTERSTATE HIGHWAY 35



CALL FOR PRICING

CENTER SIZE: 504,153 SF

AVAILABILITY:
 3,453 SF
 7,328 SF
 12,000 SF
 20,029 SF
 31,663 SF [PENDING]



COME JOIN:

DOLLAR TREE **COUCH POTATOES**

ZALES
THE DIAMOND STORE

Baylor Scott & White
HEALTH

ROSS
DRESS FOR LESS

FLOOR DECOR

FITNESS
CONNECTION

PETSMART

popshelf

RDA
Pro Mart
PROFESSIONAL BEVERAGE SUPPLY

东方超市
ENSON MARKET

James Avery

FIVE BEL'W

The Shops at Tech Ridge are located in North Austin on I-35 stretching from Parmer to Center Ridge Dr. Current opportunities for anchors, junior anchors, small shop, and pads.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2025 Population	9,498	134,351	297,363
2025 Daytime Population	12,165	124,918	311,417
2025 Total Households	4,691	57,767	127,532
2025 Average HH Income	\$112,779	\$108,430	\$111,062

TRAFFIC COUNTS:
IH-35: 141,792 VPD
IH-35 Frontage: 30,305 VPD
FM 734: 47,148 VPD
W. Parmer Lane: 58,428 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

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THE **retail** CONNECTION

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E	Satellite Dialysis	13,000 SF	G301	Couch Potatoes	95,000 SF	1320	Available	3,453 SF
G1	Freebirds World Burrito	2,600 SF	400	Melrose Family Fashions	10,000 SF	1330	Baylor Scott & White	2,300 SF
G2	Jimmy John's	1,800 SF	405	Casa Mia Furniture	4,098 SF	1500	Verizon	2,355 SF
G3	Niki's Pizza	1,750 SF	500	Ross Dress for Less	30,114 SF	1520	SuperCuts	1,200 SF
G4	Niki's Pizza	1,198 SF	600A	Five Below	11,068 SF	1540	Bep Saigon	3,240 SF
G5	Masala Wok	2,500 SF	600B	Available	20,029 SF	1800	Zale's Diamond Store	3,019 SF
100	Tips & Toes	1,563 SF	700	PetSmart	19,252 SF	1805	James Avery Jewelry	2,600 SF
110	Dollar Tree	9,546 SF	800	Enson Market	50,000 SF	1820	TSAoCAA Tea Lounge	1,500 SF
115	Popshelf	10,587 SF	900	Fitness Connection	55,000 SF	1830	Sankalp	3,800 SF
120	Avis / Budget (28' x 100')	2,800 SF	1000	Available	7,328 SF	1845	Manpower	2,800 SF
200	Available	12,000 SF	1100	TJ Maxx [pending]	31,663 SF	1850	Way Back Burgers	1,633 SF
G300	Floor and Decor	77,958 SF	1305	Mattress Firm	2,500 SF	Pad Site A	P. Terry's	
			1305A	My Eyelab	2,380 SF	Pad Site B	Aspen Dental	
			1315	Jersey Mike's	1,260 SF	Pad Site C	Summer Moon Coffee	
							Raising Canes	6,250 SF



