

# WINDERMERE CENTER

15803 WINDERMERE DR, PFLUGERVILLE, TX 78660

RETAIL / OFFICE | LEASE



## LEASING INFORMATION

NICK TRIOLA

512.441.1062

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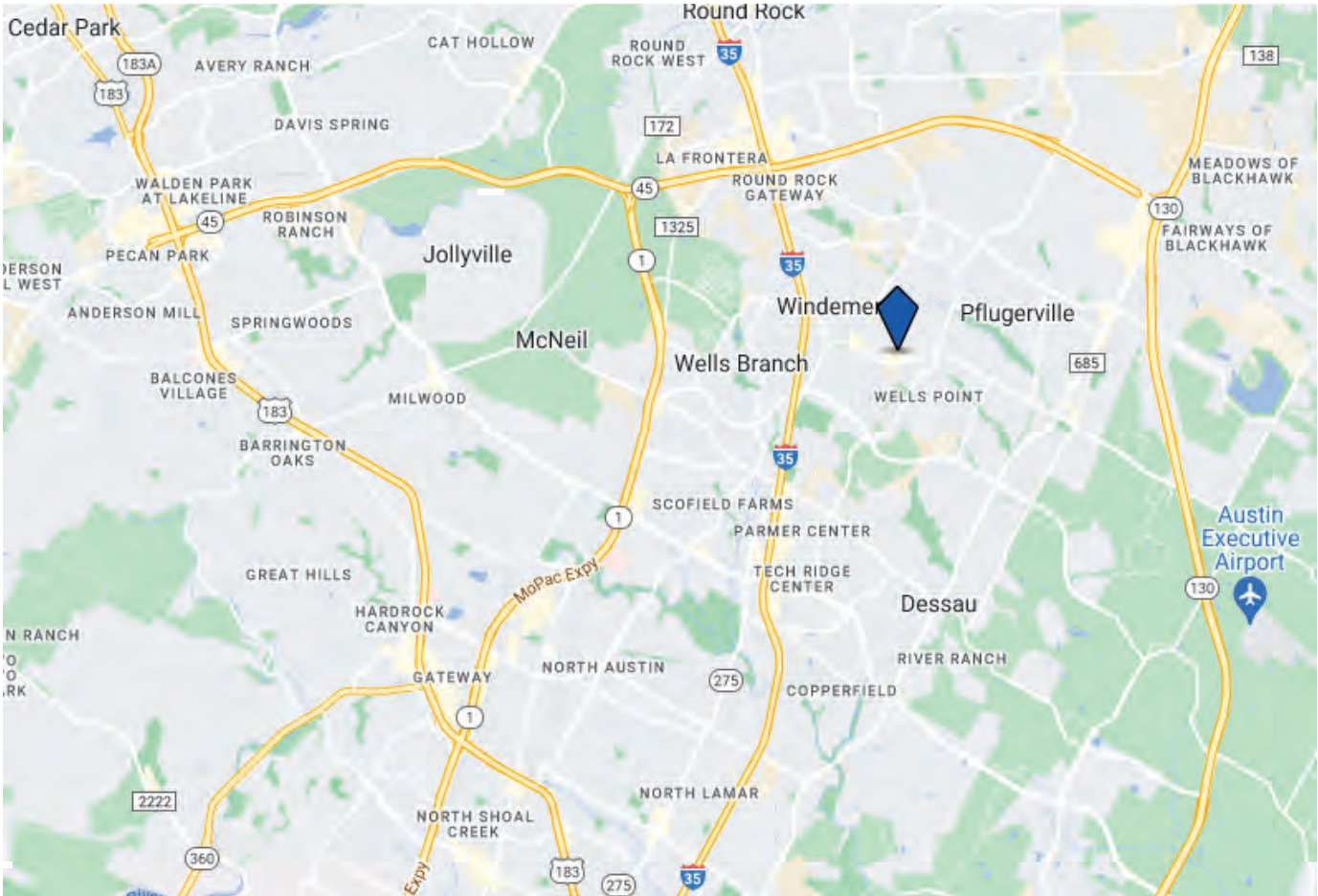


COMMERCIAL

# WINDERMERE CENTER

RETAIL / RESTAURANT / OFFICE | LEASE

15803 WINDERMERE DR, PFLUGERVILLE, TEXAS 78660



AREA MAP



## FEATURES

### LOCATION

- Traffic signal intersection with great access and visibility
- Located in a busy staple Pflugerville neighborhood
- Minutes from IH35 and MoPac

### BUILDING

- Anchored by Austin Regional Clinic
- Current completion of exterior remodel, including signage and parking lot resurfacing
- Parking Ratio- 1:200 square feet

### DEMOGRAPHICS

(3-MILE, 2024)

- Population- 109,358
- Total Households- 44,270
- Avg. Household Income- \$95,647



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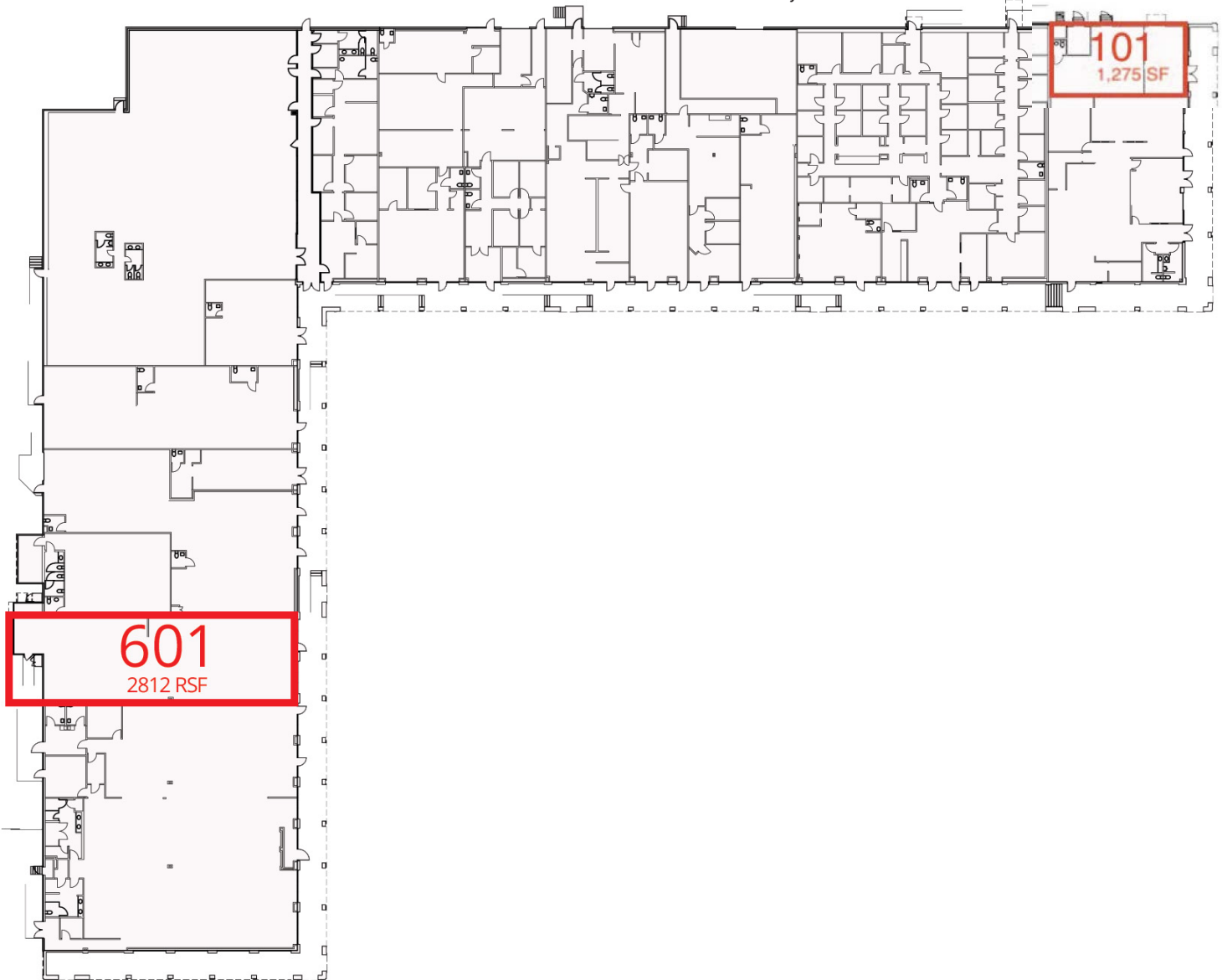
## ✓ AVAILABLE

SUITE 101 - 1,275 RSF  
SUITE 601 - 2,812 RSF

## 💰 LEASE TERMS

RATE: STARTING AT \$22/RSF + NNN (est. \$9.07/RSF)

TERM: 2-10 years



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MEDICAL / OFFICE | LEASE

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