

# FOR LEASE

11301 Lakeline Blvd, Austin, TX 78717



## Parkline Shopping Center

**FOR LEASE**  
Retail, Office,  
and Restaurant

### HIGHLIGHTS

- Anchored by H-Mart Austin, a specialty Supermarket with Food Court and featured diverse tenant mix of regional and Asian retailers.
- Easy Access to 183A at prominent intersection of Research Blvd. and Lakeline Blvd with total of over 80,000 Vehicles per day.
- Excellent demographics, high traffic and convenient location sets Parkline Shopping Center as a NEW center of Asian Commerce District.

### Leaseable Area

32,000 SF (2 Story Blog)

### Type

Retail, Office,  
Medical and Restaurants

### Lease Rate

\$26.00 - \$31.00 + NNN

### Parking

46 Spaces

### Est. Delivery Date

May 2023

### DEMOGRAPHICS

	1 MILE
TOTAL POPULATION	11,359
ESTIMATED HOUSEHOLDS	5,255
AVG HH INCOME	\$99,189
	2 MILE
TOTAL POPULATION	104,579
ESTIMATED HOUSEHOLDS	42,779
AVG HH INCOME	\$112,141
	3 MILE
TOTAL POPULATION	226,257
ESTIMATED HOUSEHOLDS	89,785
AVG HH INCOME	\$123,399

### TRAFFIC COUNTS

LAKELINE BLVD : 40,925 VPD

RESEARCH BLVD : 37,397 VPD



**MRC**  
REALTY

For more information  
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**METRO COMMERCIAL**

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