

WINDERMERE CENTER

15803 WINDERMERE DR, PFLUGERVILLE, TX 78660

RETAIL / OFFICE | LEASE



LEASING INFORMATION

NICK TRIOLA

512.441.1062

NICK@KPGCOMMERCIAL.COM

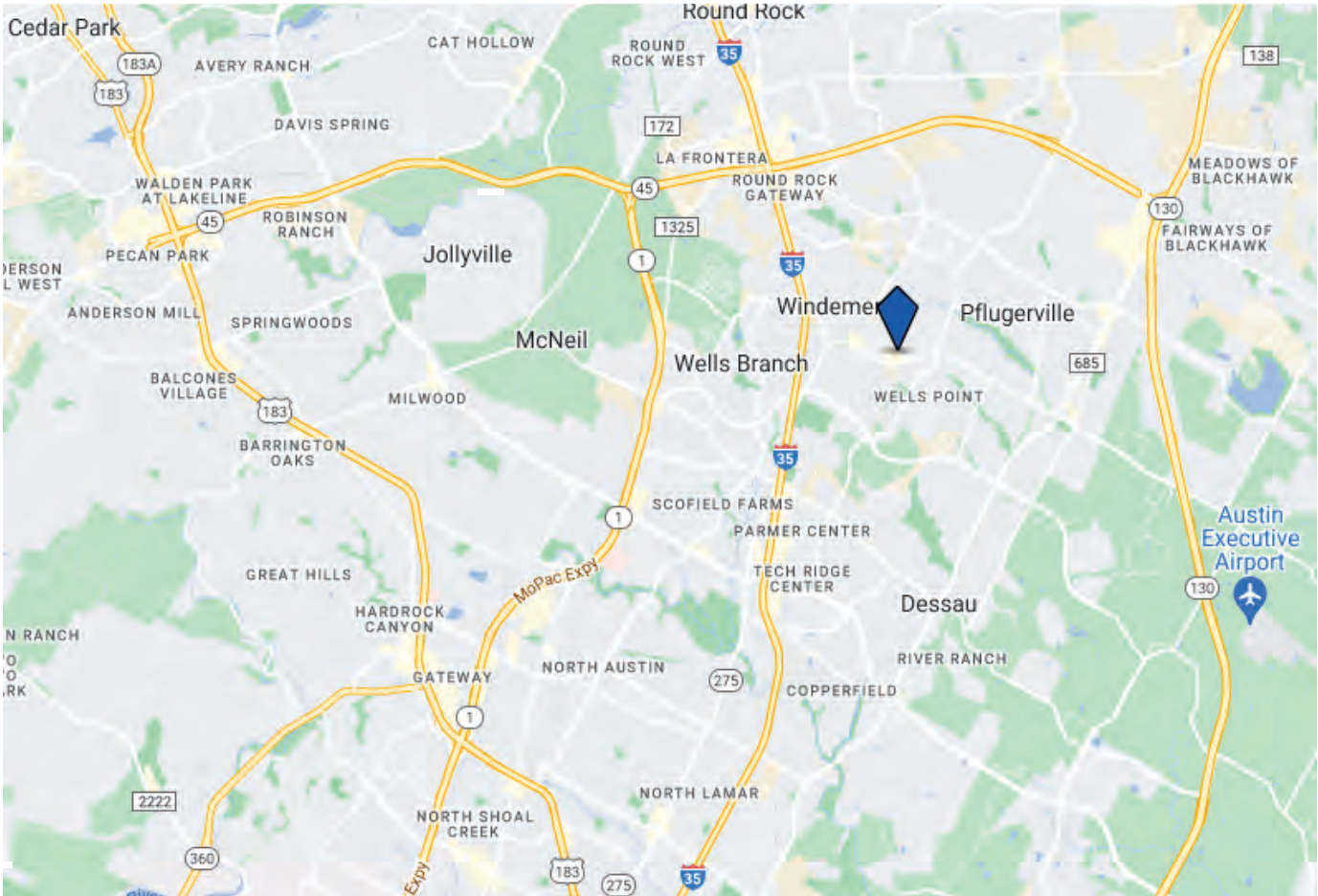


COMMERCIAL

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

(7-MILE, 2021)

- Population- 66,884
- Total Households- 22,821
- Avg. Household Income- \$98,938



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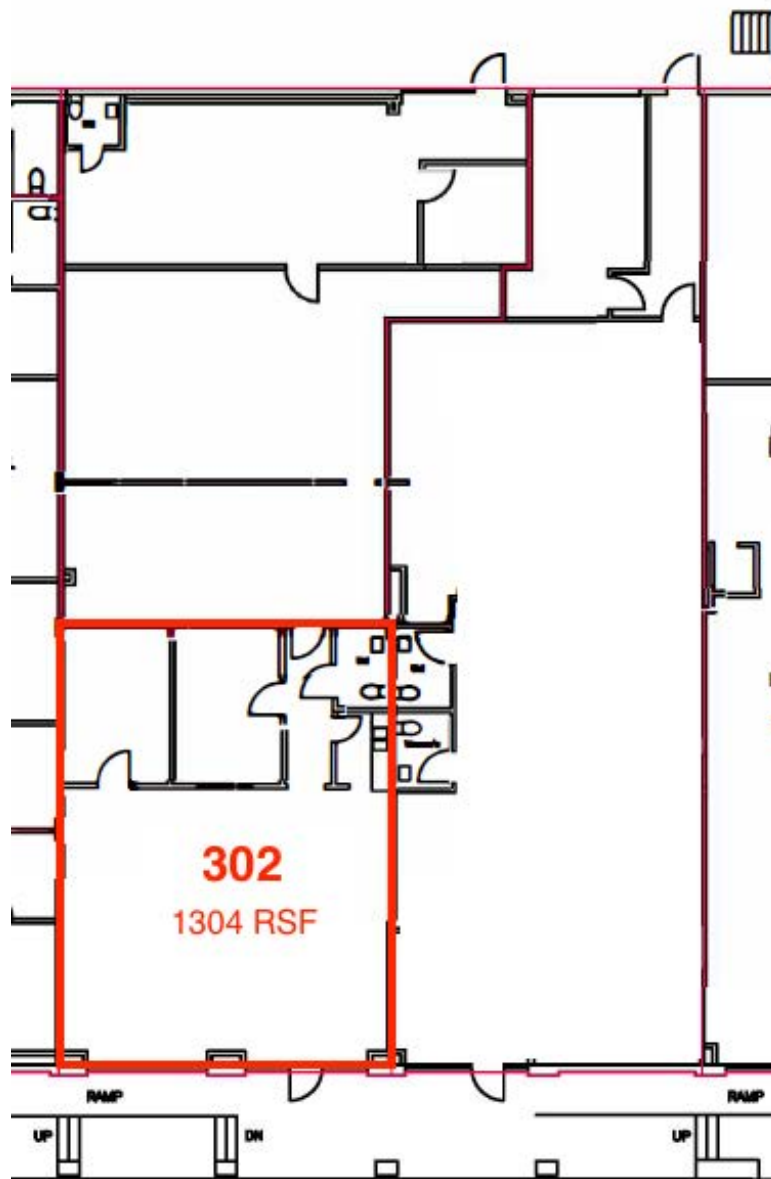
✓ AVAILABLE

SUITE 302 - 1304 RSF*

🇺🇸 LEASE TERMS

RATE: STARTING AT \$22/RSF + NNN (est. \$8.39/RSF)

TERM: 2-10 years



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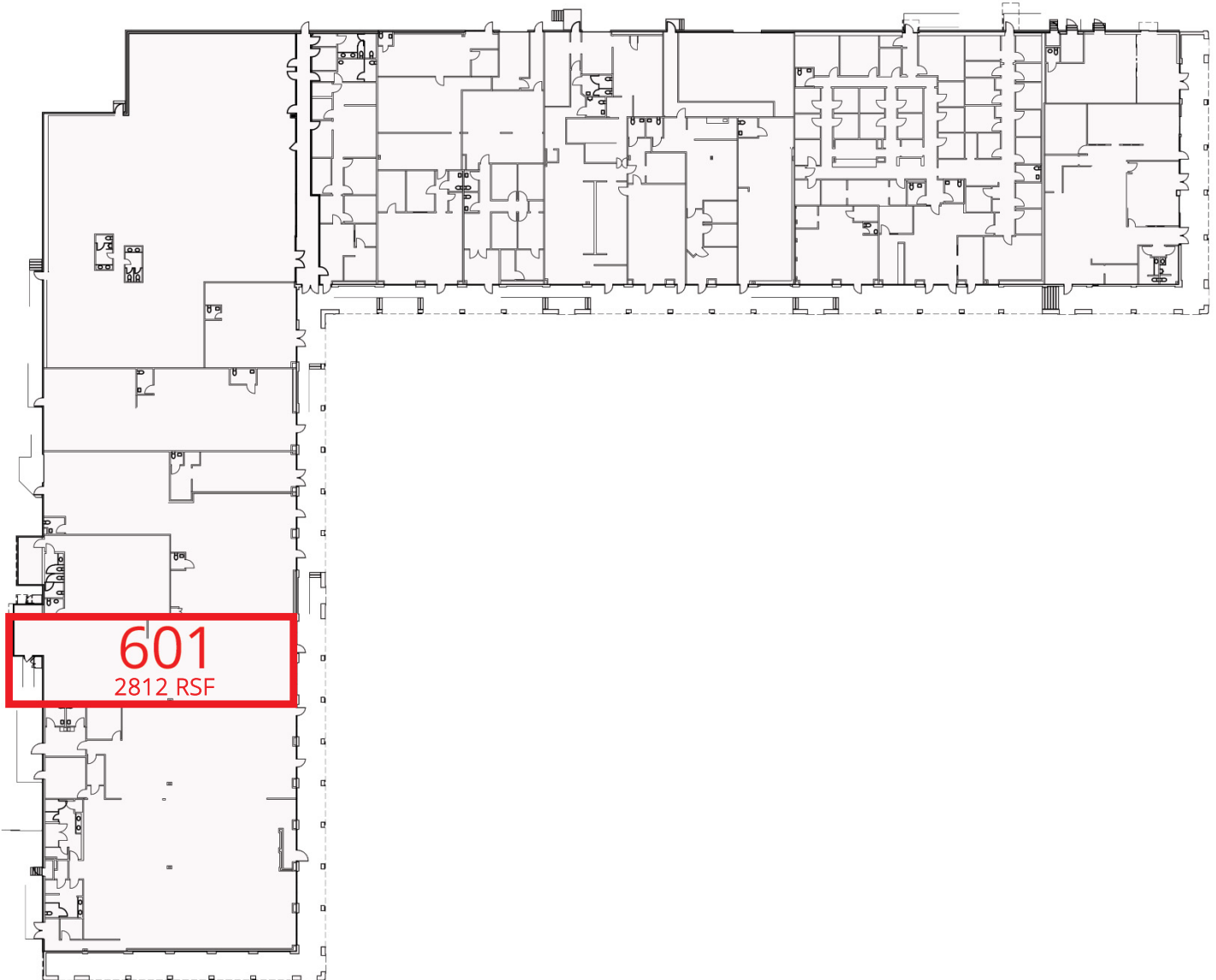
✓ AVAILABLE

SUITE 601 - 2,812RSF*

Ⓢ LEASE TERMS

RATE: STARTING AT \$22/RSF + NNN (est. \$8.39/RSF)

TERM: 2-10 years



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MEDICAL / OFFICE | LEASE

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