



RETAIL SPACE - FOR LEASE

# MAYS CROSSING

1201 S Interstate 35  
Round Rock, Texas 78681



## Shopping Center Overview

- Located at the northeast corner of IH-35 and Mays Crossing Drive with excellent visibility, easy access and plentiful parking
- Adjacent to future 244 unit, four to five story building multifamily project on 2.75 acres
- Easy access to IH-35, SH-45, Ranch Road 620, and MoPac Loop 1
- 3,310 SF Available
- Call for Pricing

## Demographics

	1 mile	3 miles	5 miles
2022 Population	11,796	92,327	248,874
Daytime Pop.	15,445	113,214	246,625
Households	4,621	35,743	93,770
Avg. HH Income	\$83,797	\$101,767	\$117,903

## Traffic Counts

Interstate 35: 260,399 VPD (TXDOT 2021)  
 Gattis School Rd: 30,438 VPD (TXDOT 2020)



## Area Retailers



**Bo Avery**  
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- 1 Sushi Restaurant
- 2 Smile Dental Center
- 3 CBD
- 4 Papa Johns
- 5 3,310 SF AVAILABLE**
- 6 Mama Hono
- 7 Carousel Pediatrics
- 8 Cosmo Spa Nail
- 9 Big Lots
- 10 Ready Go Swim
- 11 Reavis Rehab
- 12 Little Princess Spa
- 13 Office



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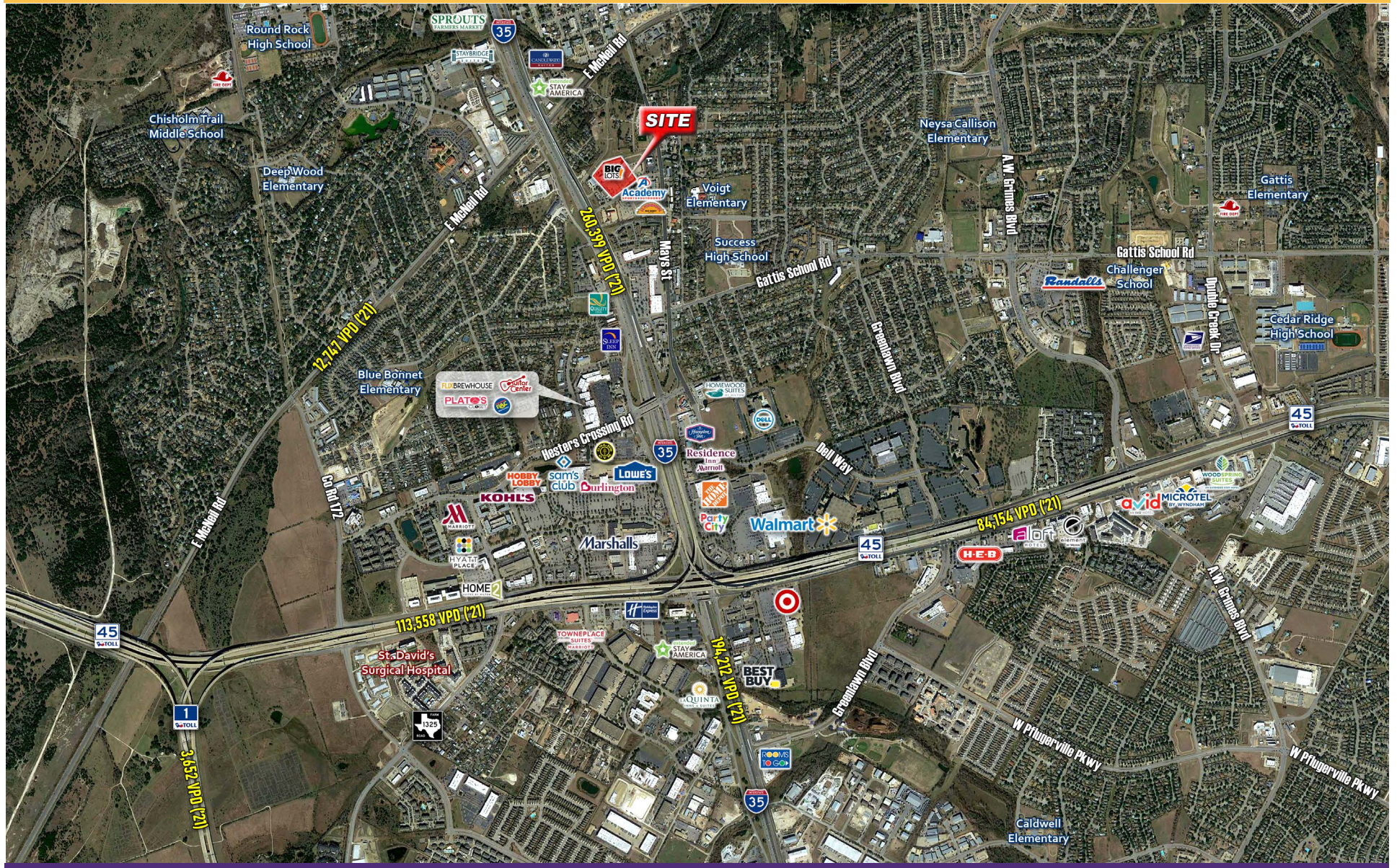
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