

# RIVER HILLS MALL

200 SIDNEY BAKER SOUTH, KERRVILLE, TX

## 1,100 Up To 18,750 SF

AVAILABLE FOR LEASE



### KEY HIGHLIGHTS

- 182,686 SF GLA Center
- Located in the scenic Texas Hill Country in Kerrville, Texas. It is approximately 60 miles northwest of San Antonio.
- The region is one of Texas' fastest growing population areas with Kerrville serving as a regional trade center, medical center, and recreational destination with population numbers swelling during the summer months.
- The area's continued growth in recent years makes River Hills Mall an outstanding location for retailers
- HEB supermarket recently opened a new store across the street and Peterson Hospital continues to grow and expand behind the Mall.

### TRAFFIC COUNTS

- 21,632 Vehicles pass the site daily on Sidney Baker St S

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,657	28,699	37,069
Avg. HH Income	\$50,186	\$59,035	\$62,014

### TENANT KEY & AVAILABILITIES

1	Belk	55,552 SF	15/16	Hibbett Sports	5,831 SF
2	Available	18,750 SF	24	Burke's Outlet	18,302 SF
3	JCPenney	44,050 SF	26	Pro Nails	766 SF
4	Wolf Creek Mercantile	1,349 SF	27/28	Little Aurora Ranch Cafe	2,250 SF
5/6	Maurices	6,639 SF	29	River Trail Books	1,600 SF
7/8	Local Axe Co	2,841 SF	30	The Reading Room	810 SF
9	Claire's Boutique	760 SF	31	Factory Connection	3,937 SF
10	Available	1,110 SF	32	Level-Up Arcade	5,984 SF
12	GNC	1,200 SF	33	Available	1,924 SF
13	Bath & Body Works	2,400 SF	34	Tinsley Real Estate	3,436 SF
14	Available	3,200 SF			



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**PETERSON HEALTH**  
 124 BEDS, SHORT TERM ACUTE CARE MEDICAL CENTER

**RIVER HILLS MALL**  
 belk burkes GNC  
 JCPenney maurices Bath & Body Works HIBBETT SPORTS

**CVS**

**H-E-B**

**TACO BELL**

16

**O'Reilly**

**McDonald's**  
 in the box

**BURGER KING**

**Little Caesars**

**Jimmy Johns**  
 cricket wireless

**WALGREENS**

**UNITED STATES POSTAL SERVICE**

**DOWNTOWN KERRVILLE**

15,312 AADT

98

**THOMPSON DR**

98

16

**Church's**

**Denny's**  
**SUBWAY**

**WATER ST**

27

21,632 AADT

**H-E-B**  
**OfficeMax**

**PET SUPPLIES PLUS**  
**LONG JOHN SILVERS**

**WELLS FARGO**

**K**

**Ford**

**SIDNEY BAKER STS**

**MAIN ST**

27

**CARQUEST**

**VALERO**

16

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.