

Retail For Lease

Berkshire Hathaway HomeServices - Austin

3303 Northland Dr. Austin, TX 78731 | 512-423-0456

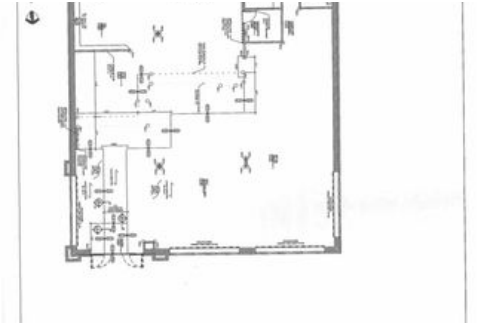
Round Rock Retail 6500 ft.² For Lease

451 Louis Henna Blvd, Round Rock, TX, 78728

Retail: Freestanding For Lease

Prepared on June 30, 2023

1 of 1 Listings



Listing Details | Retail For Lease

Suite	-
Sublease	No
Total Available Space	6,580 SF
Min Div/Max Contig	Not present/6,580 SF
Asking Rate	\$32.00 Annual/SF
Monthly Rate	\$17,547
Lease Type	NNN
Expenses	\$8.50 (NNN)
Possession	90 Days
Lease Terms	Negotiable
Signage	On Building
Show Instructions	Call broker
Rent Esc. Type	Annual Percentage
Renewal	Yes

Divisible	Not present
Annual Taxes	\$36,911 in 2022
Vacant	No
Available Date	Now
Days On Market	156 days
Date Listed	1/25/2023
Last Modified	6/30/2023
Listing ID	33705413
Offices	4
Entire Floor	Yes
Restrooms	2
Parking Spaces	48
Parking Ratio	7/1000

Description

This retail property is a freestanding building located on the high traffic Louis Henna Boulevard, which is the service road for the major thoroughfare TX-45 Toll Road. It's directly across from La Frontera Shopping Center, Round Rock's largest commercial and office business center that combines multi tenant offices, 1,000,000 ft.² of retail, and several large apartment communities.

Property Features

Location Details

Address	451 Louis Henna Blvd, Round Rock, T...
Zoning	C1
County	Travis

Parcels	507198
Name	451 Louis Henna Blvd

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	6,580 SF
Land Size	1.23 Acres / 53,723 SF
Number of Buildings	1
Number of Floors	1

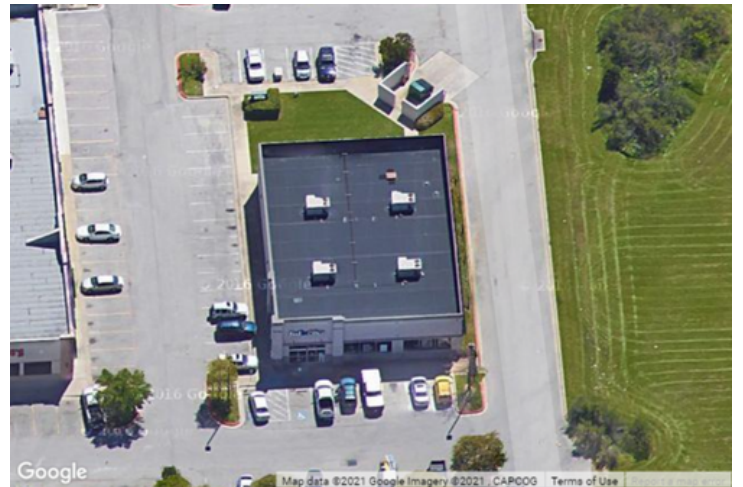
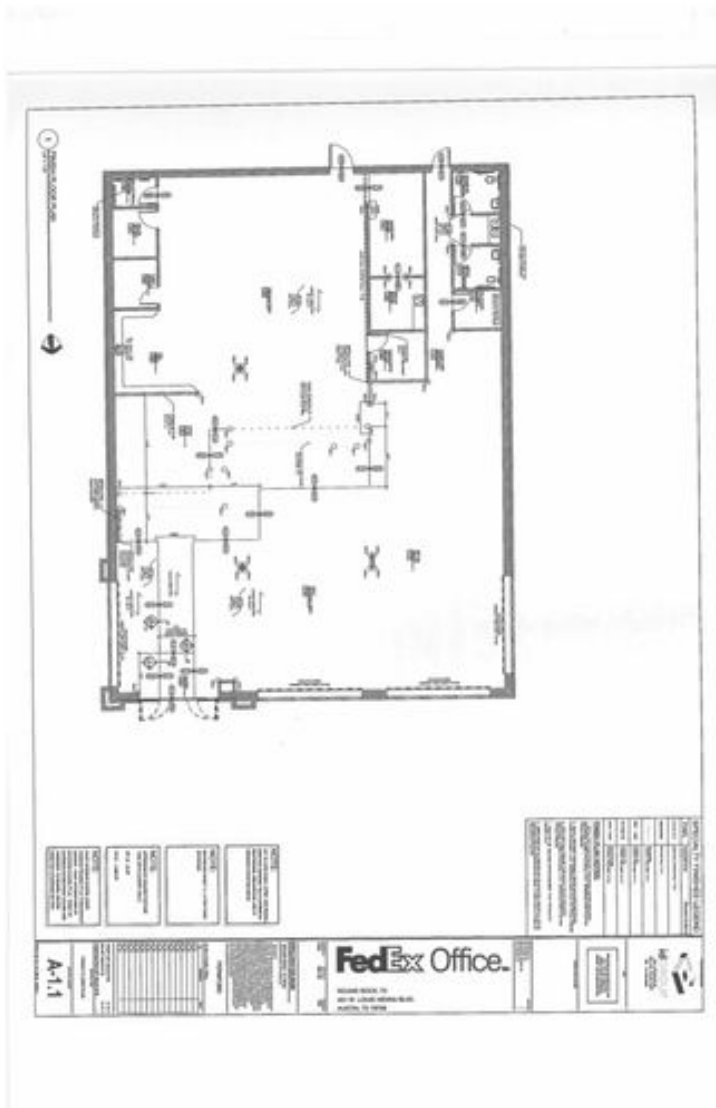
Year Built	2000
Primary Constr. Type	Concrete
Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-
Floor Size	6,605 SF

Property Listings

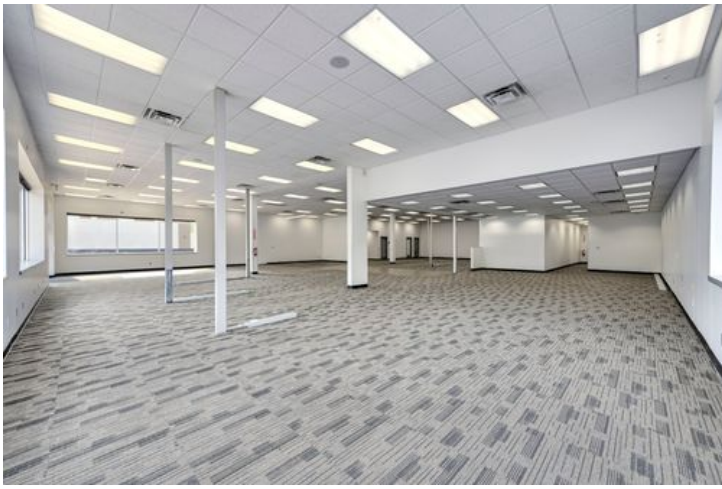
1 Listing | 6,580 SF | \$32.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Retail Store	-	6,580 SF	\$32.00 Annual/SF NNN	Now

Additional Photos











Contact



Dave Bair
512-423-0456
dsbair@gmail.com



Berkshire Hathaway HomeServices - Austin