

AVAILABLE INLINE SPACE

LOHMAN'S CROSSING SHOPPING CENTER

2300 Lohman's Spur,
Lakeway, TX 78738

ALEX PROVOST

Managing Principal
(512)-216-5495
ap@trueequityg.com



TRUE EQUITY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Inquire for Pricing
Lease Type:	NNN
Building Size:	101,302 SF
Available SF:	1,750 - 3,500 SF

PROPERTY DESCRIPTION

True Equity Group is pleased to exclusively offer for lease Lohman's Crossing Shopping Center (the "Property"), a strategically positioned retail asset located at a signalized intersection characterized by robust demographics and substantial traffic counts. Lohman's Crossing is situated on an established retail corridor featuring best-in-class national and regional operators, including Starbucks, HEB, Randalls, Walgreens, CVS, and Jason's Deli, alongside being in close proximity to critical demand drivers such as Baylor Medical Center and the Hill Country Galleria mixed-use destination.

PROPERTY HIGHLIGHTS

- **Crunch Fitness Opening in July 2026**
- Located in an affluent Austin suburb at a signalized intersection.
- Situated on Lakeway's main retail artery and in close proximity to Baylor Medical Center, and the Hill Country Galleria.
- The Largest Pylon Sign on RM-620 that is Grandfathered into the Zoning

ADDITIONAL PHOTOS



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SITE PLAN



LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 120 months
Total Space:	1,750 - 3,500 SF	Lease Rate:	Inquire for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,500 SF	NNN	Negotiable	Available, end cap space with open floor plan
Suite 104	Available	1,750 SF	NNN	Negotiable	Available
Suite 106	Available	1,750 SF	NNN	Negotiable	Available
Suite 150	Available	2,000 SF	NNN	Negotiable	Available
Suite 151	Available	2,000 SF	NNN	Negotiable	Available
Suite 190	Available	1,500 SF	NNN	Negotiable	Available

DEMOGRAPHICS



Population

	3 miles	5 miles	10 miles
2020 Population	31,626	63,658	176,895
2024 Population	33,444	67,852	186,658
2029 Population Projection	36,397	73,940	205,896
Annual Growth 2020-2024	1.4%	1.6%	1.4%
Annual Growth 2024-2029	1.8%	1.8%	2.1%
Median Age	47.4	45.1	43.9
Bachelor's Degree or Higher	68%	68%	62%
U.S. Armed Forces	0	0	53

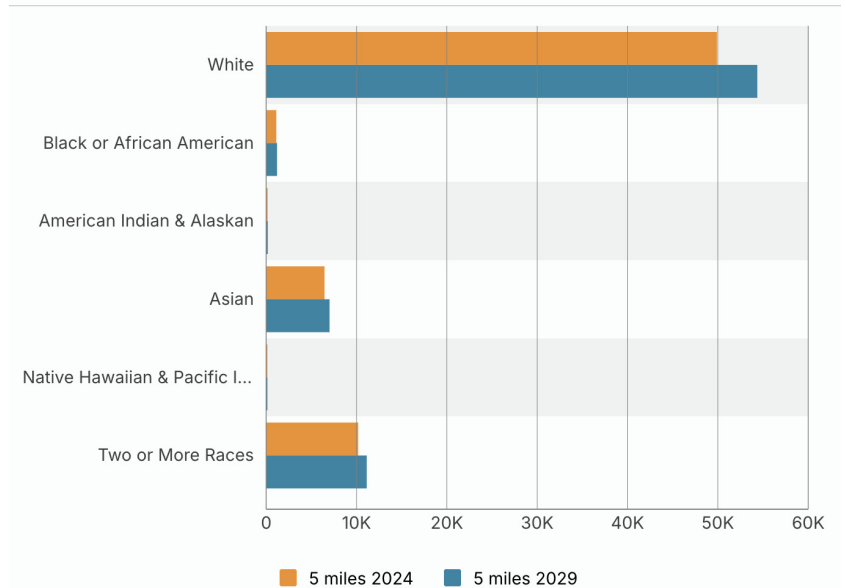
Households

	3 miles	5 miles	10 miles
2020 Households	12,533	23,398	67,758
2024 Households	13,116	24,936	71,728
2029 Household Projection	14,338	27,339	79,574
Annual Growth 2020-2024	3.1%	3.5%	3.0%
Annual Growth 2024-2029	1.9%	1.9%	2.2%
Owner Occupied Households	10,736	21,644	57,298
Renter Occupied Households	3,602	5,695	22,276
Avg Household Size	2.5	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$593.8M	\$1.2B	\$3.2B

Income

	3 miles	5 miles	10 miles
Avg Household Income	\$173,207	\$178,991	\$162,804
Median Household Income	\$147,526	\$156,507	\$135,200
< \$25,000	755	1,650	5,192
\$25,000 - 50,000	1,135	1,775	6,934
\$50,000 - 75,000	1,261	2,164	7,473
\$75,000 - 100,000	1,403	2,490	7,278
\$100,000 - 125,000	997	1,878	6,243
\$125,000 - 150,000	1,117	2,045	6,725
\$150,000 - 200,000	1,835	3,577	9,402
\$200,000+	4,612	9,356	22,481

Population By Race



PLACER.AI DATA

12-MONTH VISITOR STAT

Lohmans Crossing delivered 272,700 visits from February 1, 2025 to January 31, 2026, with over 69,000 unique visitors and an average visit frequency of 3.93 / average dwell time of 44 minutes.

Metrics

Lohmans Crossing

Lohmans Spur, Lakeway, TX

Visits	272.7K	Visit Frequency	3.93
Visits / sq ft	2.73	Avg. Dwell Time	44 Min
Visitors	69.3K		

Feb 1st, 2025 - Jan 31st, 2026

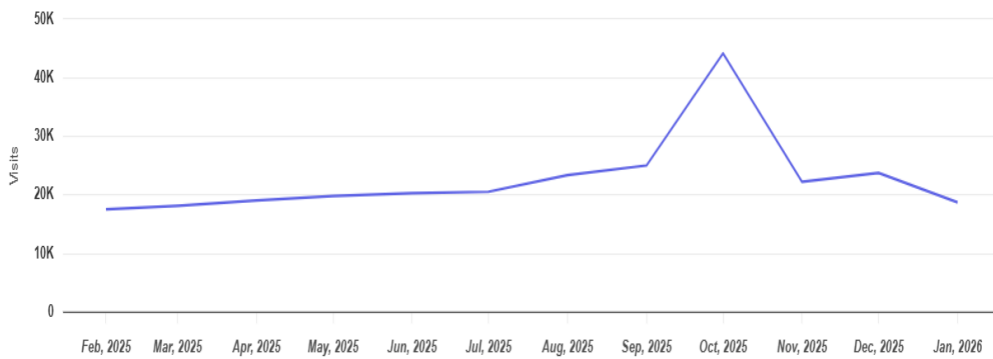
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Lohmans Crossing

Lohmans Spur, Lakeway, TX



VISITOR TRENDS

Visitor trends at Lohmans Crossing remained steady throughout the past 12 months, with traffic gradually increasing through late summer and peaking at approximately 44,000 visits in October 2025. Following the seasonal high, visits normalized toward year-end, maintaining consistent monthly activity overall.

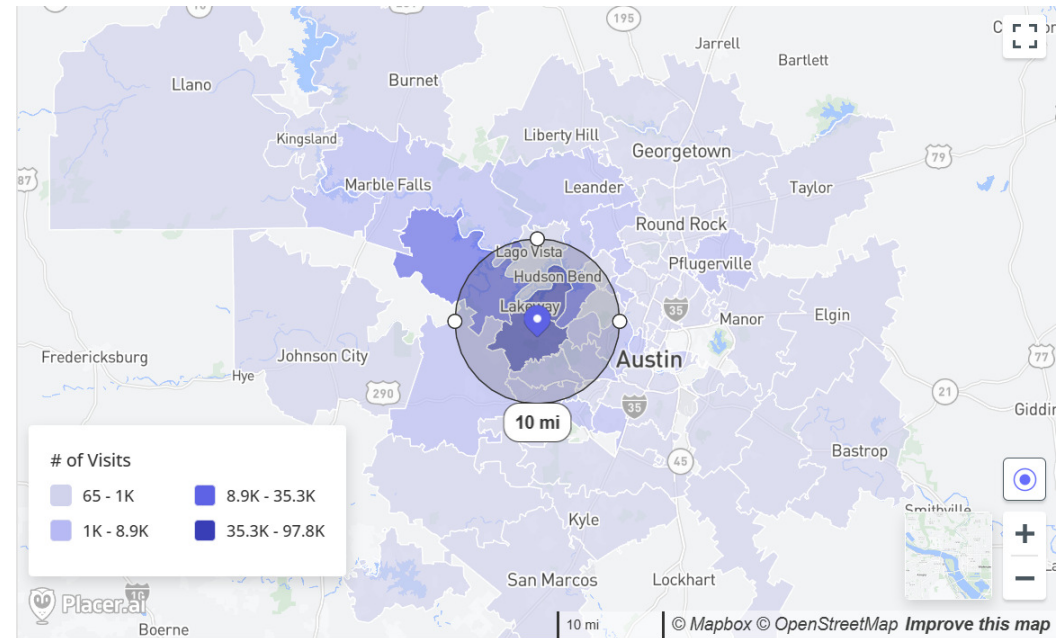




PLACER.AI DATA (CONT.)

TRADE AREA

Trade Area shown using cell phone data detailing Lohmans Crossing visitors' home locations, with the core of visitors concentrated within the 10-mile radius surrounding the center and extending throughout the greater Austin market, including surrounding suburban communities.



REGIONAL MAP



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Map data ©2026 Google, INEGI

LOCATION MAP

