

Parkline Shopping Center

RETAIL PROPERTY FOR LEASE

11301 Lakeline Blvd, Austin, TX 78717

Coming Soon -

FEATURES

- H-mart Anchored Asian Retail District
- 2 Story Commercial Mixed Use Building COMING SOON in Lakeline Blvd
- Easy access to 183A and Heavy Traffic Counts
- Pre - Leasing Restaurants, Offices, Retail Shops, for any size from 600SF



Metro Commercial (512) 639.2820

info@metrorealtydfw.com / 13785 RESEARCH BLVD SUITE 125, AUSTIN, TX 78750



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Property Details & Highlights

PROPERTY DETAILS

Lease Price - Office	\$26 to \$28 PSF/Y +NNN
Lease Price - Retail	\$28 to \$31 PSF/+NNN
NNN	\$9.50 PSF/Y * Estimate provided by landlord subject to change
Availability	32,000 SF
# of Buildings	1
# of Units	8 units (1st Floor) 14 units (2nd Floor)
Parking	46 spaces
Property Type	Retail - Community Center
Lot size	10.97 acres
CBSA	Austin-Round Rock, TX
Market	Austin
Est. delivery date	Summer 2023

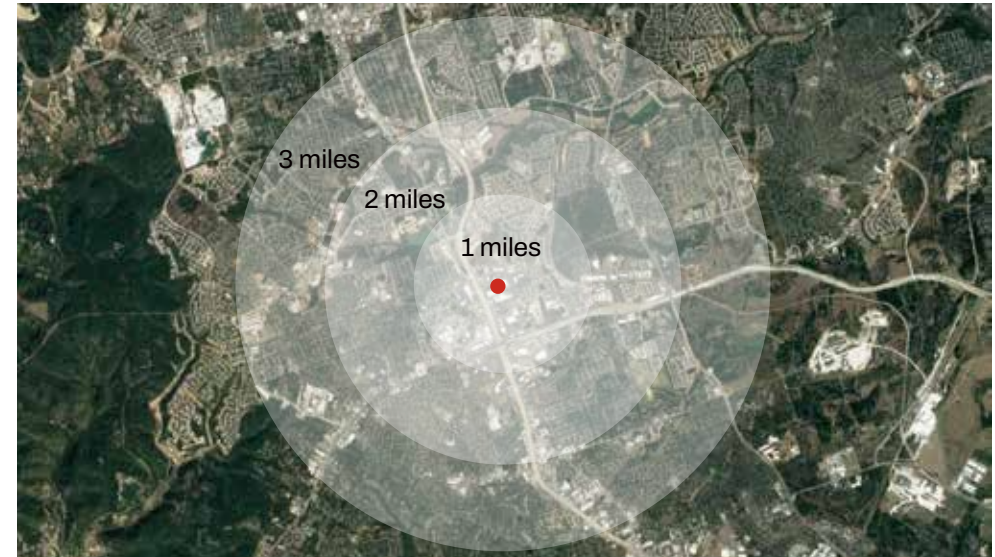


HIGHLIGHTS

A multi-tenant shopping center near Lakeline Mall in Northwest Austin which serves rapidly growing southern Williamson County. Retailers include The Home Depot, Kohl's, H-Mart, Wells Fargo, Chipotle, Sport Clips, Mooyah Burgers, and Friendly Nails.

DEMOGRAPHICS

TRAFFIC COUNTS	DEMOGRAPHICS YEAR:2021	1 MILE	2 MILE	3 MILE
Lakeline Blvd. (40,925 VPD)	Total Population	11,359	104,579	226,257
Research Blvd. (37,397 VPD)	Estimated Households	5,255	42,779	89,785
	Avg HH Income	\$99,189	\$112,141	\$123,399



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Retailer Maps



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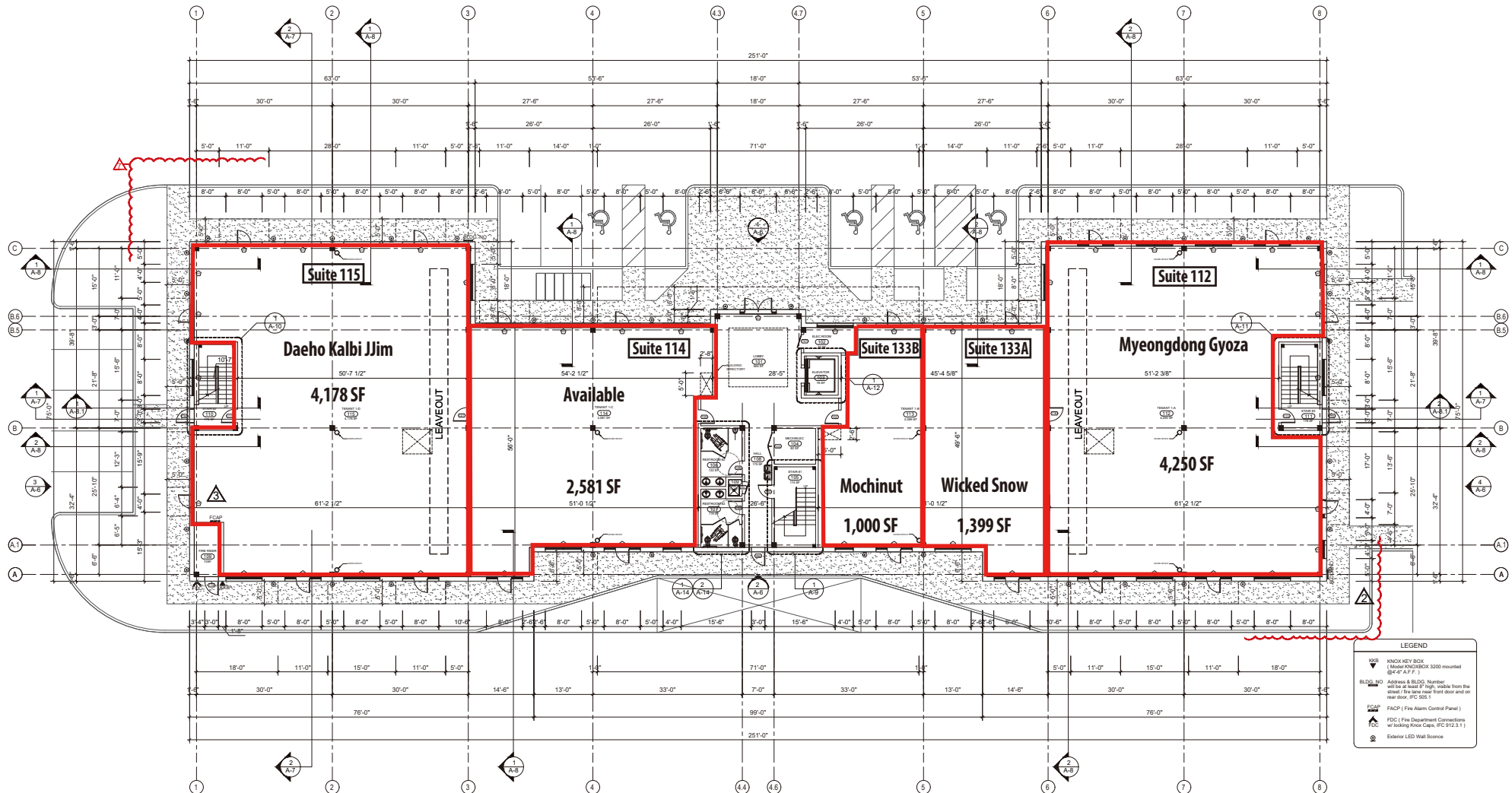


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1st Floor Plan



1st FLOOR PLAN

SCALE: 3/32" = 1'-0"

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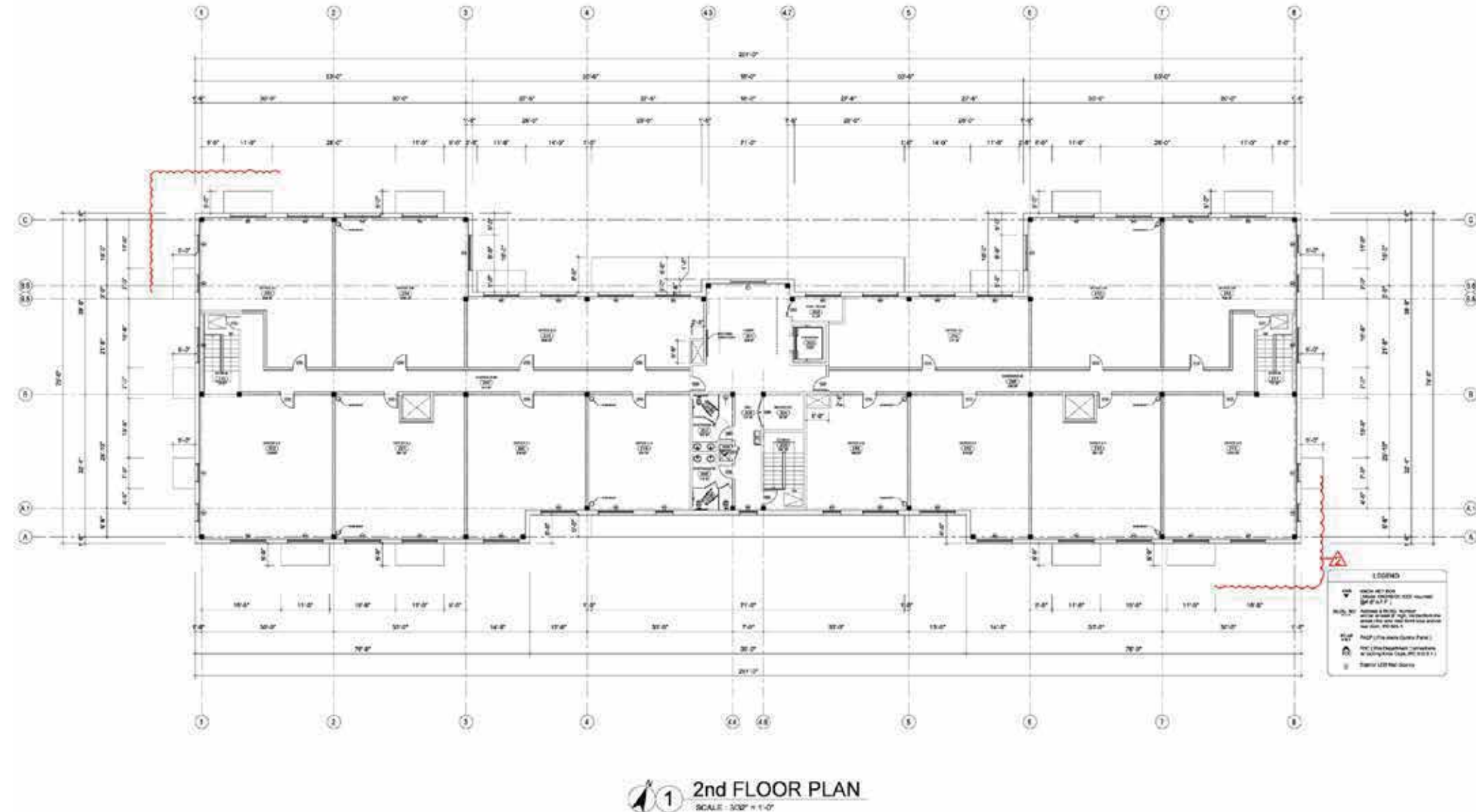
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2nd Floor Plan



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Additional Photos



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