



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 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
- Available: Suite 312 - 3,310 SF (divisible)
- 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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The Place at Mays Crossing
224 Unit
Multi-Family
4-5 Story Building
2.75 Acres

CAROUSEL PEDIATRICS

smiley DENTAL

PAPA JOHN'S

Allens BOOTS

Pluck's Wing Bar

United Heritage Credit Union

Academy SPORTS+OUTDOORS

O'Reilly

metro

LA MICHOGACNA MEAT MARKET

260,399 VPD (20)

INTERSTATE 35

Mays Crossing Dr

Mays St

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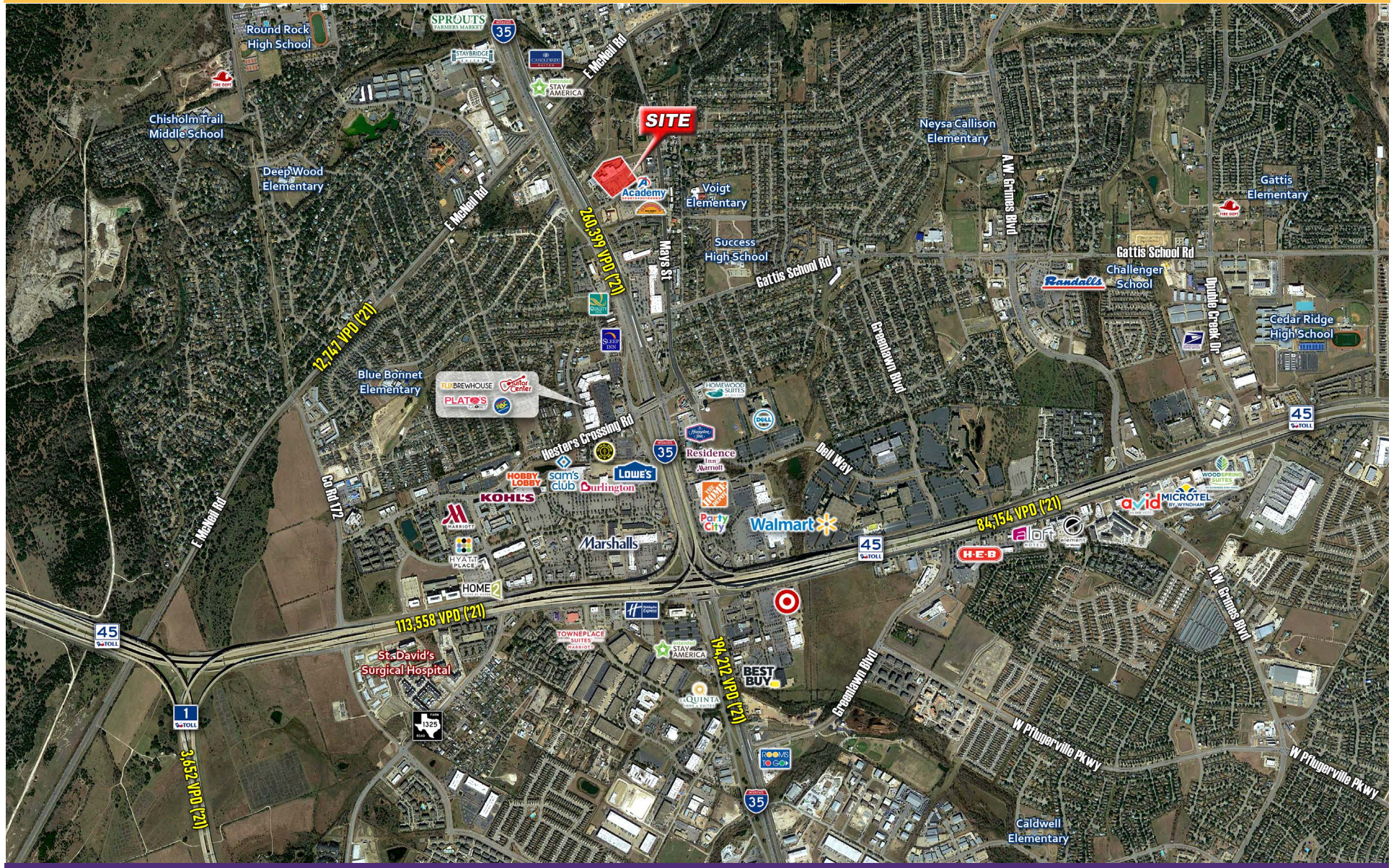


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