

FLEX SPACE FOR LEASE

±3,104 SF RETAIL/OFFICE OPPORTUNITY | CENTRO PLAZA, LEANDER

14300 RONALD REAGAN BOULEVARD



FOR LEASE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Building SF:	3,104
Lease Rate:	\$30-32 SF/Yr
Type of Building:	Bare Shell
Parking Ratio:	3.45
Year Built:	2024

Property Overview

Unit 802 at Centro Plaza offers 3,200 square feet of newly constructed end-cap retail space positioned along Ronald Reagan Boulevard in Leander. Completed in 2024, this suite provides excellent visibility, strong signage opportunities, and flexible space ready for tenant build-out. The layout is well-suited for a variety of retail, showroom, or professional service concepts seeking a presence in a high-growth corridor.

The space is delivered in shell condition, allowing tenants to design a custom interior that supports their operational needs. Ample parking, modern exterior finishes, and proximity to complementary businesses make this an attractive option for users looking to establish or expand their footprint in the Leander market.

Location Overview

Centro Plaza is strategically located at 14300 Ronald Reagan Boulevard in Leander, less than 10 minutes from TX-183A and approximately 13 minutes from Interstate 35. The property benefits from strong daily traffic along Ronald Reagan Boulevard and convenient access to major arterial routes connecting Leander, Cedar Park, and Georgetown.

Surrounding development includes new residential communities, medical offices, restaurants, and service-oriented retail that continue to drive area growth. Nearby destinations such as Cedar Park Regional Medical Center and 1890 Ranch provide additional co-traffic and visibility. With ongoing residential expansion and infrastructure investment, this location is well-positioned to support steady long-term demand for retail and professional services.

PROPERTY PHOTOS

14300 RONALD REAGAN BOULEVARD

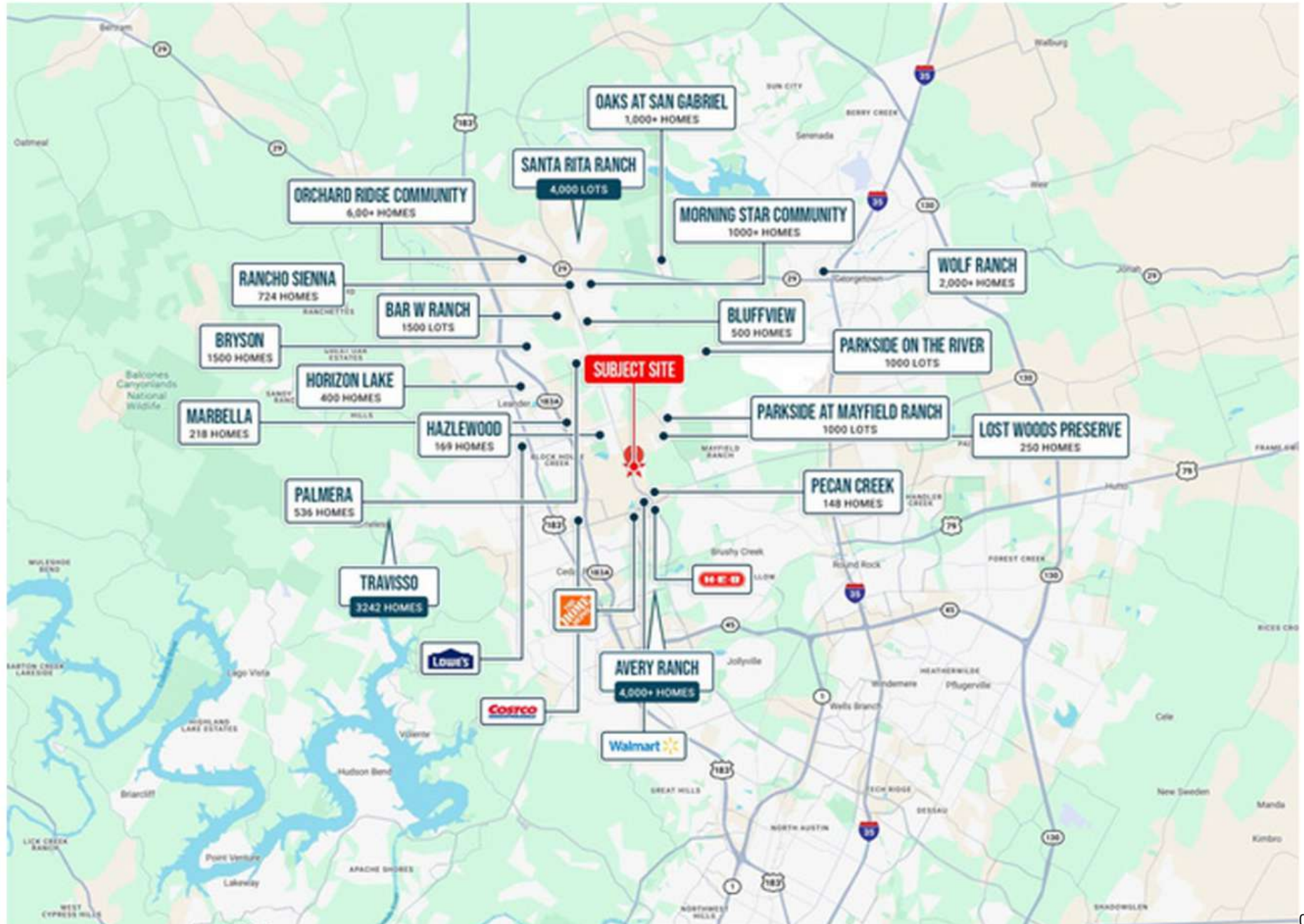


SITE PLAN

14300 RONALD REAGAN BOULEVARD

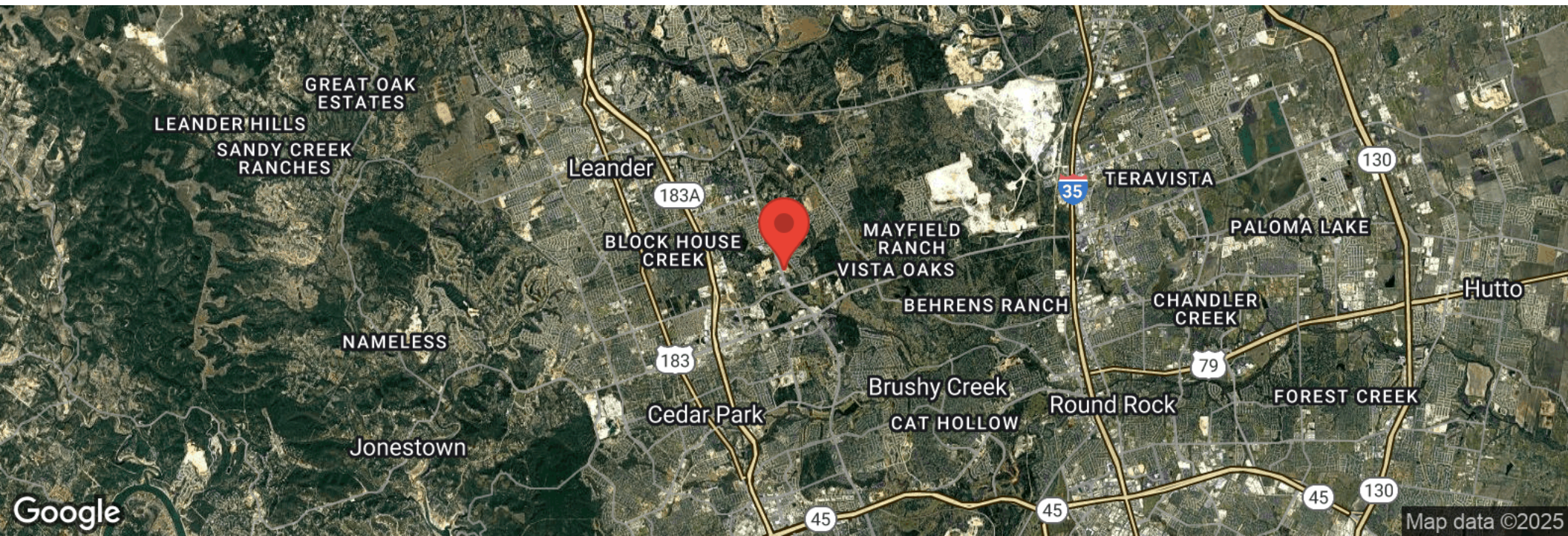
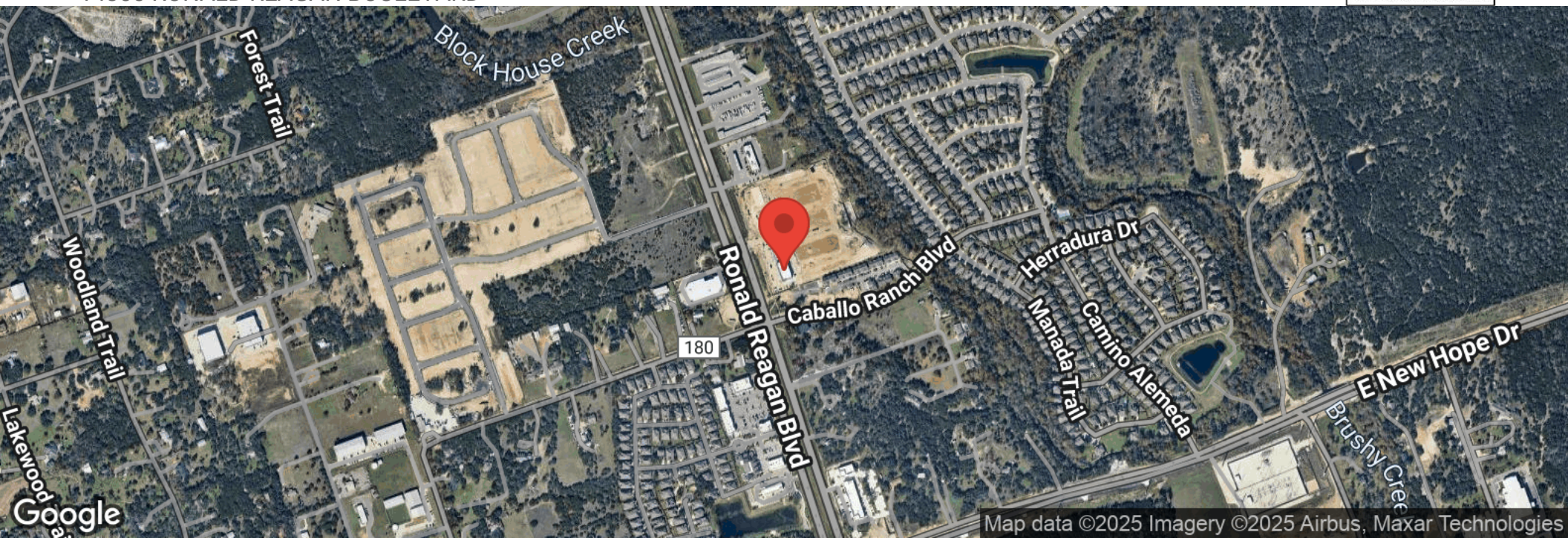


HOUSING MAP



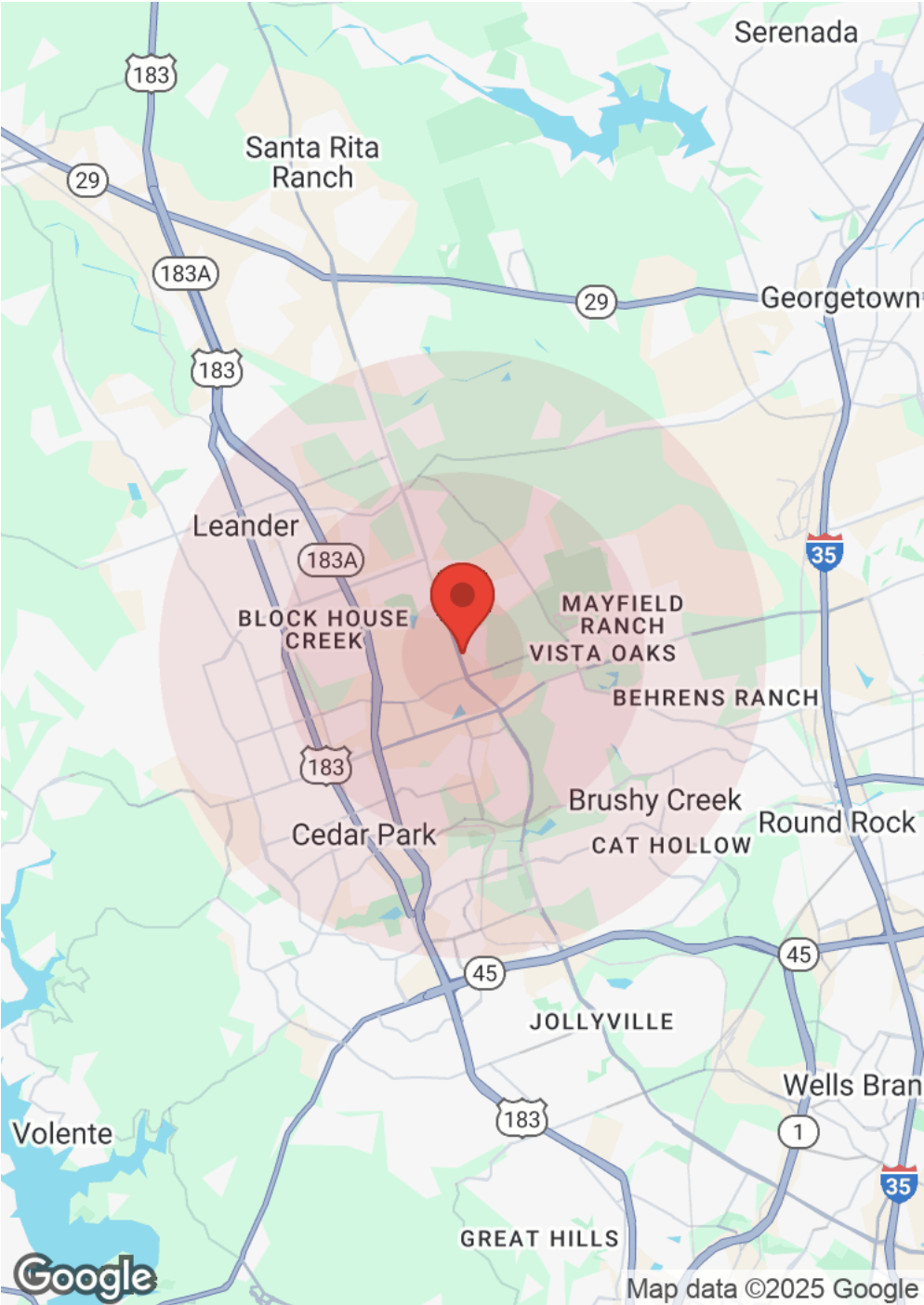
LOCATION MAPS

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DEMOGRAPHICS

14300 RONALD REAGAN BOULEVARD



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,161	30,768	91,597
	Female	2,266	31,199	93,910
	Total Population	4,427	61,967	185,508
Age	Ages 0-14	1,051	13,536	39,282
	Ages 15-24	422	6,849	20,805
	Ages 25-54	2,144	30,141	89,752
	Ages 55-64	350	5,187	16,572
	Ages 65+	459	6,256	19,100
Income	Median	\$144,847	\$139,828	\$138,486
	< \$15,000	9	650	2,075
	\$15,000-\$24,999	9	363	1,486
	\$25,000-\$34,999	56	650	2,099
	\$35,000-\$49,999	40	973	3,695
	\$50,000-\$74,999	113	2,532	7,398
	\$75,000-\$99,999	89	1,809	6,237
	\$100,000-\$149,999	493	5,009	13,606
	\$150,000-\$199,999	193	3,557	10,822
Housing	> \$200,000	510	6,460	19,810
	Total Units	1,594	23,228	71,076
	Occupied	1,514	22,002	67,229
	Owner Occupied	1,153	14,503	43,831
	Renter Occupied	361	7,499	23,398
	Vacant	80	1,225	3,848

DISCLAIMER

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