



RETAIL SPACE - FOR LEASE

SKY RIDGE PLAZA

2000 S IH-35 Frontage Road
Round Rock, Texas 78681



Shopping Center Overview

- 250,000 SF shopping center at the northwest corner of IH-35 and Hesters Crossing Rd with prime visibility and easy access
- One of the most prominent shopping centers in Round Rock
- Easy access to IH-35, SH-45, Ranch Road 620, and MoPac Loop 1
- 1,440 SF - 5,500 SF In-Line Spaces Available
- 1/2 Acre Pad Site Available - Ground Lease
- Call for Pricing

Demographics

	1 mile	3 miles	5 miles
2022 Population	8,415	92,188	208,360
Daytime Pop.	12,852	88,236	210,419
Households	3,021	33,466	81,261
Avg. HH Income	\$95,305	\$113,627	\$126,919

Traffic Counts

Interstate 35: 260,399 VPD (TXDOT 2021)
Hesters Crossing Rd: 13,157 VPD (TXDOT 2020)



Co-Tenants



Bo Avery

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- A1 Skinny Bob's Billiards
- A5 Austin Vapor, LLC
- A6 Indian Restaurant
- A8 Liquor Store
- A9 Rent-A-Center
- B1 Flix Brewhouse
- B3 Armstrong McCall
- B4 Guitar Center
- C1 Ros Niyom Thai
- C2 Cristales Boutique
- D1 UMI Seafood Buffett
- E5 Escapeology
- F1 Salon Suites
- G1 Y'all Restaurant
- G3 China Wall
- H1 Kapsner Chiropractic
- H3 Foot Heaven
- J1 Fitness Gym
- K1 Round Rock Family Dental
- K3 Republic Finance
- K4 DK Nails
- L1 Fish Aquatics
- L2 Plato's Closet
- M1 Marines
- M2 Army
- N1 Teapioca Lounge
- N3 CBD
- N4 Sport Clips, Inc
- N5 Direct Orthopedic Care
- P1 Realty Texas
- Q1 Staffing Company
- Q2 LIFU Massage Spa
- Q3 1,440 SF AVAILABLE**
- Q5 Whataburger District Office
- Q8A Office
- Q8C Office
- Q8D 2,000 SF AVAILABLE**
- Q11 3,500 SF AVAILABLE**
- Q14 Church
- Q15 Office



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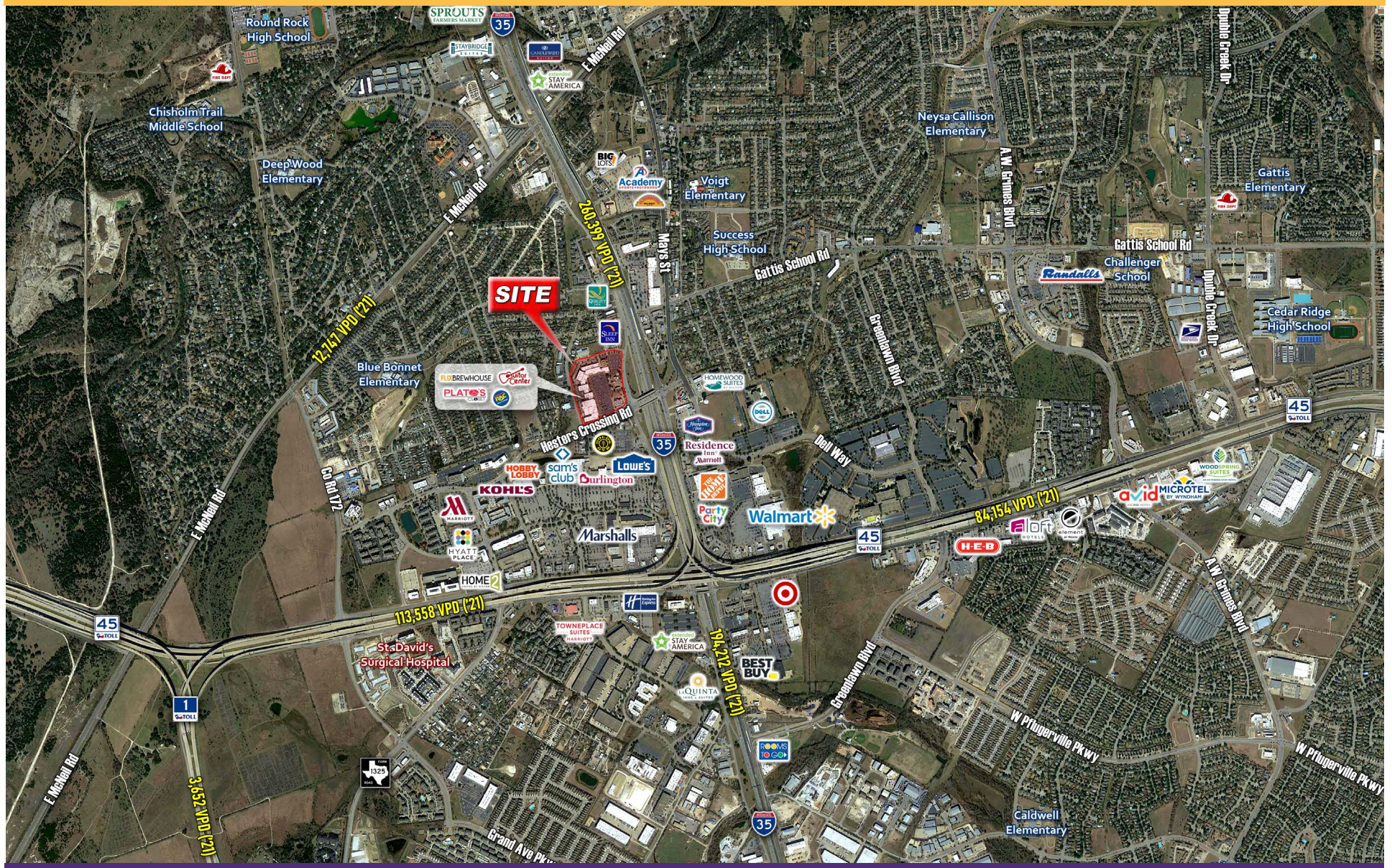


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