

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:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

14300 RONALD REAGAN BOULEVARD



JEFFREY SLANKER

C: (512) 800-4886

jslanker@kw.com

617990, Texas

Property Summary	3
Property Photos	4
Site Plan	5
Housing Map	6
Location Maps	7
Demographics	8
Disclaimer	9

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PROPERTY SUMMARY

14300 RONALD REAGAN BOULEVARD



Property Summary

Building SF:	3,104
Parking Ratio:	3.45
Year Built:	2024
Type of Building:	Bare Shell

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

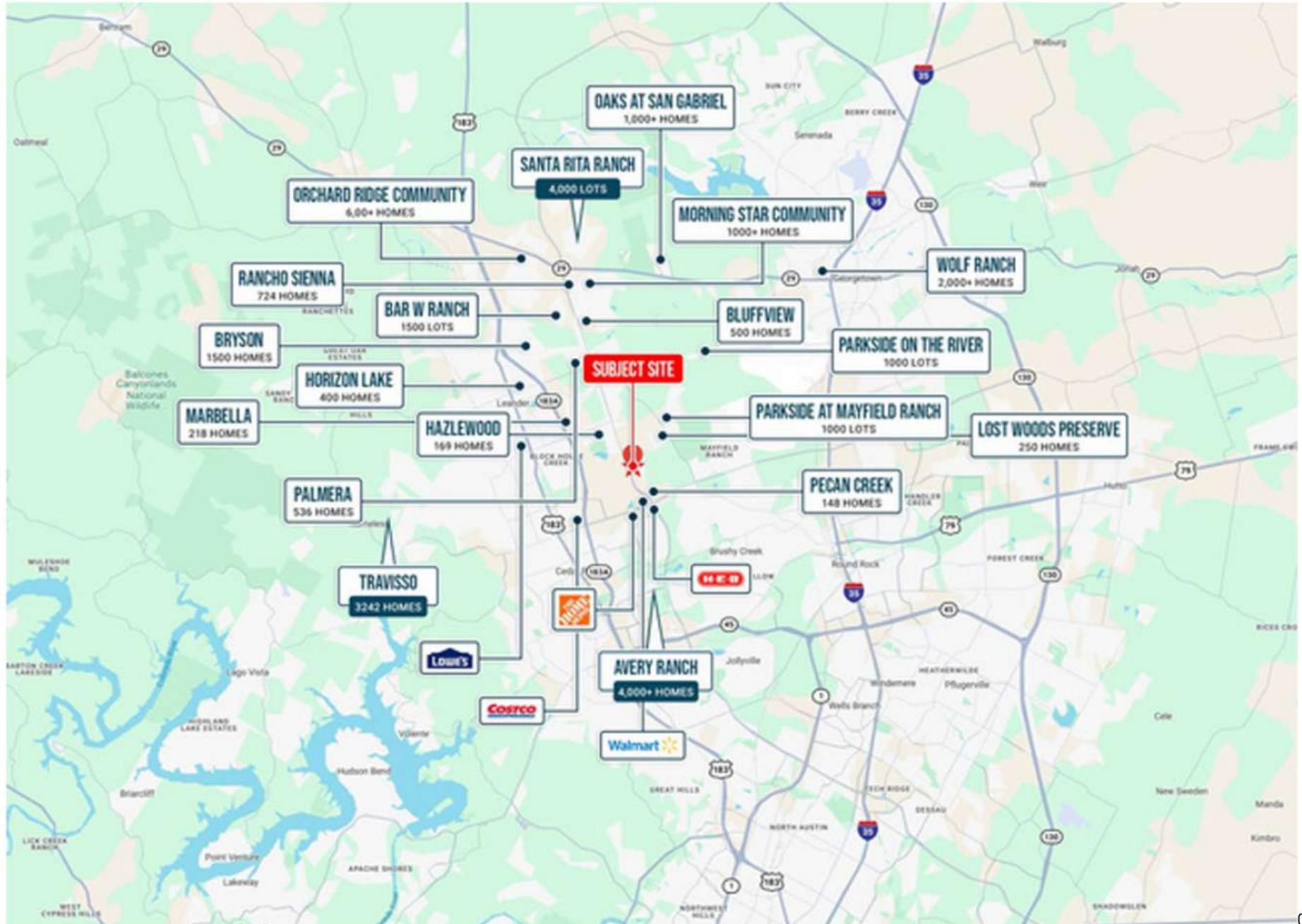


SITE PLAN

14300 RONALD REAGAN BOULEVARD

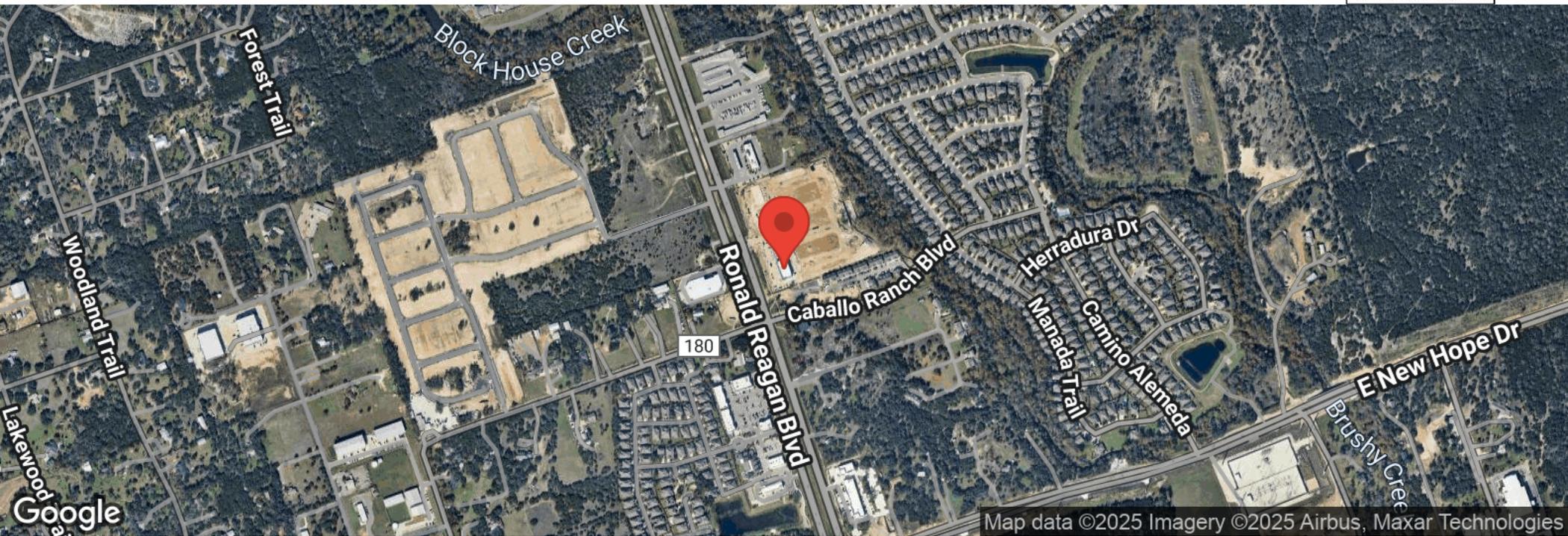


HOUSING MAP

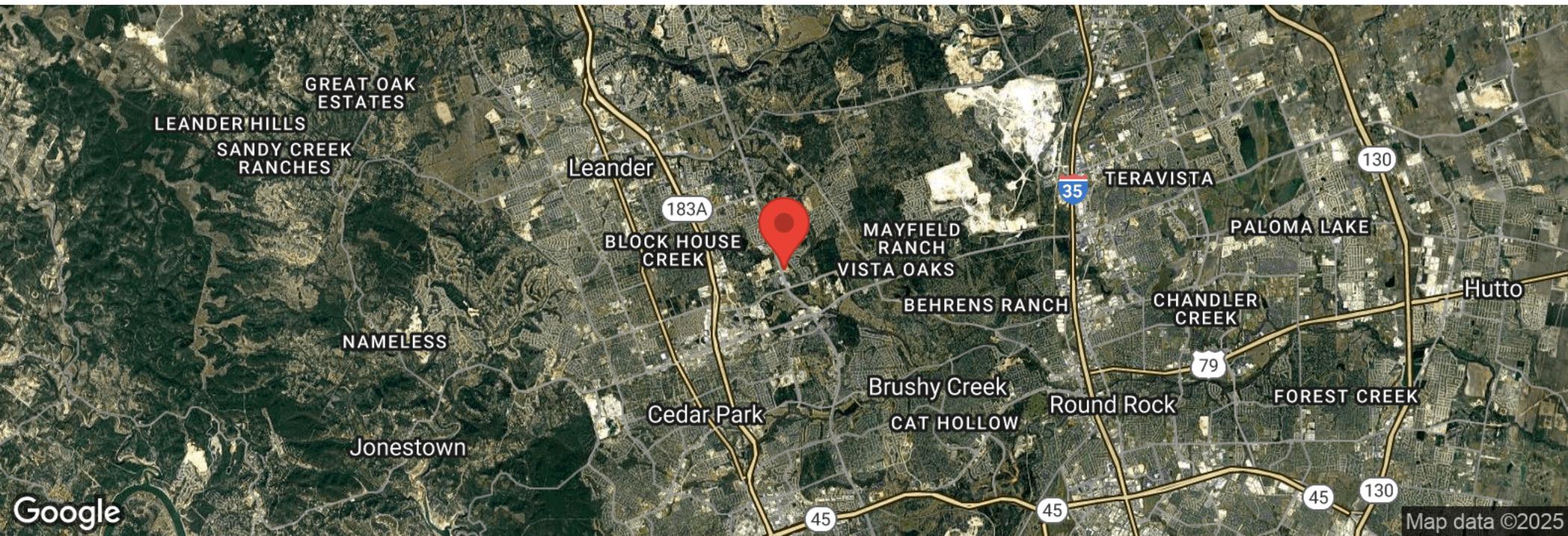


LOCATION MAPS

14300 RONALD REAGAN BOULEVARD



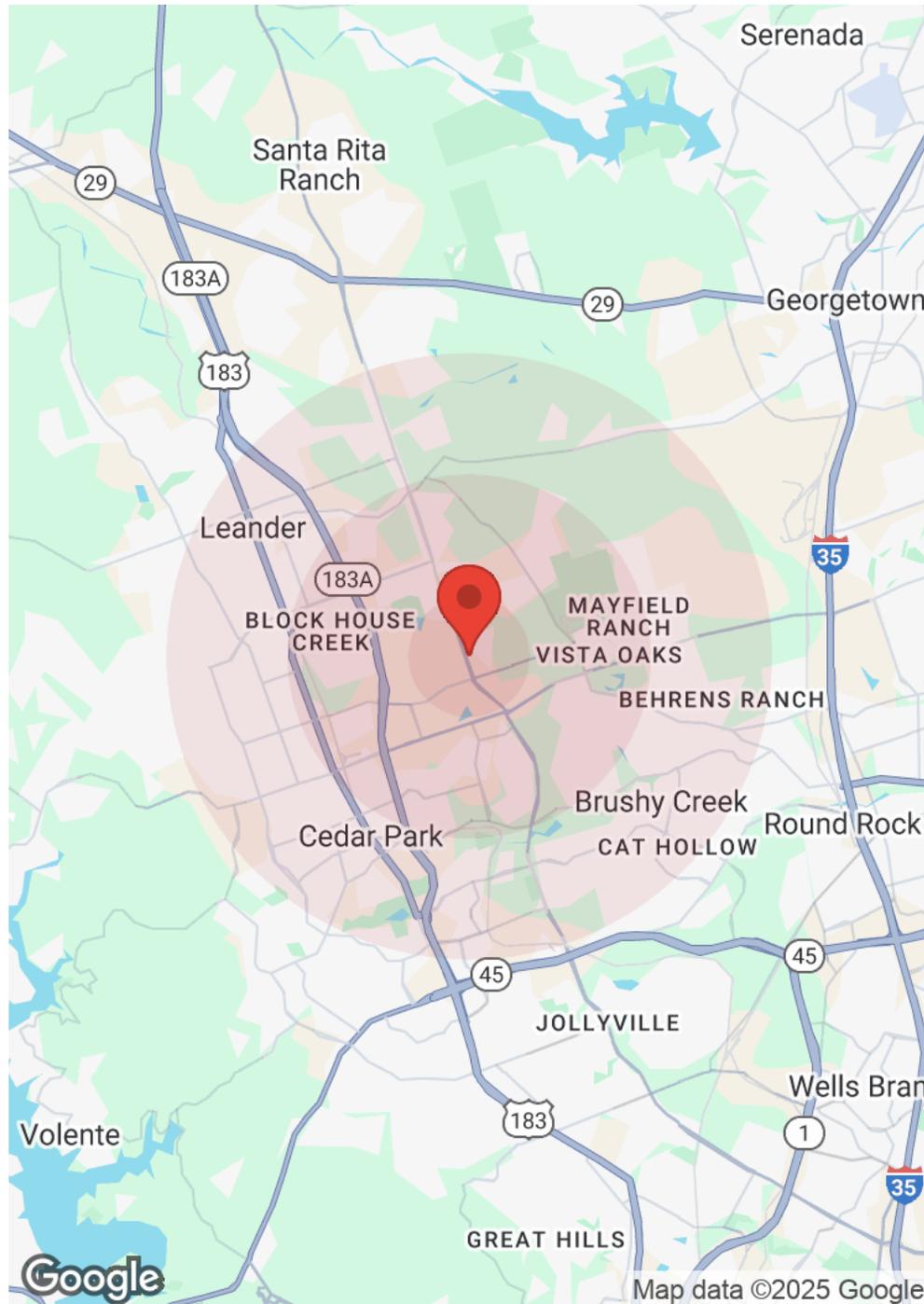
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



Map data ©2025

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
> \$200,000	510	6,460	19,810	
Housing	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



Map data ©2025 Google

DISCLAIMER

14300 RONALD REAGAN BOULEVARD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.