

Retail | For Lease

CBRE

12707 N Mopac - Former Fry's

12707 N Mopac Expy
Austin, TX 78727
www.cbre.com

99,214 SF AVAILABLE



Property Details

- + Big box opportunity in Austin's competitive retail market
- + Close proximity to The Domain
- + Landlord willing to subdivide the space
- + **Size:** 99,214 SF (37,000 SF At Lease)
- + **Rate:** Contact Broker

Nearby Retailers





734

McNeil Rd

McNeil Dr

W Howard Ln

Bratton Ln

Wells Port Dr

H-E-B

1325

35

ASHLEY CINEMARK

DOLLAR GENERAL

H-E-B

DOLLAR GENERAL

18,012 VPD

45,794 VPD

W Parmer Ln

66,173 VPD

Scofield Ridge Pkwy

141,792 VPD

Subject Site

183

H-E-B
PET SUPPLIES PLUS

PARMER CROSSING
BIG LOTS! HobbyTown DOLLAR TREE

Walmart LOWE'S

THE HOME DEPOT

SHOPS AT TECH RIDGE
DOLLAR TREE
popshef PETSMART
Conn's HomePlus FLOOR DECOR AMC THEATRES

S+David's HEALTHCARE

COSTCO WHOLESALE

DOMAIN NORTHSIDE

PETSMART DOLLAR TREE

FLOOR DECOR

104,933 VPD

WHOLE FOODS APPLE DESIGN WITHIN REACH RH
Neiman Marcus Sur la table CB2
Room&Board Tommy Bahama
NORDSTROM CALIFORNIA CLOSETS

LIFETIME

FITNESS H-E-B petco

ARHAUS macy's

H-E-B

TRADER JOE'S

HomeGoods Michaels SPROUTS FARMERS MARKET

THE HOME DEPOT

Dillard's

JCPenney

BALLARD DESIGNS POTTERY BARN BARNES & NOBLE

NATURAL GROCEERS good4u

JOANN B/c

734

Target YARDBIRD sam's club

WORLD MARKET

GATEWAY SHOPPING CENTERS
Crate&Barrel

BEST BUY RACK OFF 5TH

35

DOLLAR GENERAL

Mesa Dr

1325

WHOLE FOODS REGAL KOHLER The Container Store

E Braker Ln

N Lamar Blvd

167,559 VPD

Dessau Rd



Subject Site

PARMER CROSSING

W jiffylube TACO CABANA

HALE PRICE BOOKS HobbyTown

BIG LOTS! DOLLAR TREE MEGA FURNITURE

THE MARKET AT PARMER LANE

H-E-B

PET SUPPLIES PLUS

Dunkin' Wendy's Panda Express Starbucks

StDavid's HEALTHCARE

R. TERRY'S BURGER STAND

Advance Auto Parts

AutoZone

CVS pharmacy

Gatti's Pizzeria

SONIC

W

McDonald's

WHICH WICH? SUPERIOR SANDWICHES

Arby's

PANGAKE HOUSE KFC

CUPOLE

Starbucks

W

734

1325

1325

1325

734

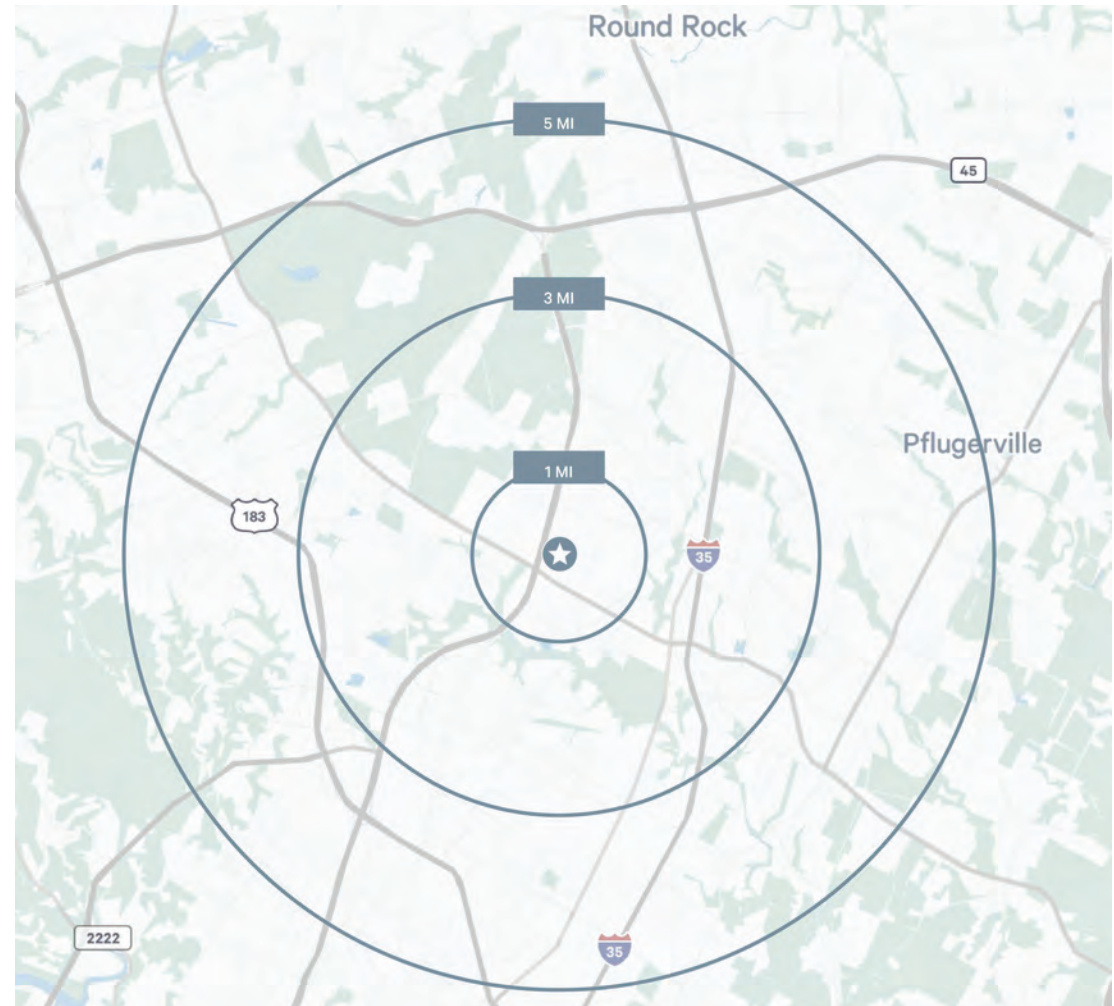
2024 Demographics

Miles	1	3	5
Population	15,903	108,535	313,473
Daytime Population	17,041	140,135	365,087
Median Age	35.3	33.8	34.7
Average Household Income	\$119,091	\$112,678	\$116,014
Average Household Size	2.13	2.05	2.29
Businesses	591	4,575	13,431
Employees	7,778	83,260	200,753

Traffic Counts

N Mopac Expy	95,098 VPD
TX 121	88,628 VPD
W Parmer Lane	51,557 VPD

Source: Dimension



Contact Us

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