



FOR LEASE | PFLUGERVILLE WEST

15424 FM 1825



Property Description

Second Generation Hair Salon (Suite 115) and Nail Salon (Suite 210) Spaces Available. The center is anchored by Ashley Furniture that draws over 250,000 customers a year. Other tenants in the center include Fast Signs, Planet Smiles Dentistry, Curry Kitchen, Chichos, and Down South Cajun Eats. The center also features a pylon sign with prime visibility on IH 35.

Property Highlights

- Second Generation Retail
- High Visibility Center
- Great Demographics
- High Traffic Counts
- Strong Anchor Tenant
- Ample Parking

Offering Summary

Lease Rate:	\$27.50 - 29.50 SF/yr (NNN)
NNN	\$9.31/sf
Available SF:	1,254 - 2,457 SF
Suite 115:	1,254 SF
Suite 210:	2,457 SF
Building Size:	66,905 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,179	33,449	78,100
Total Population	8,138	86,949	200,707
Average HH Income	\$63,203	\$68,329	\$70,116

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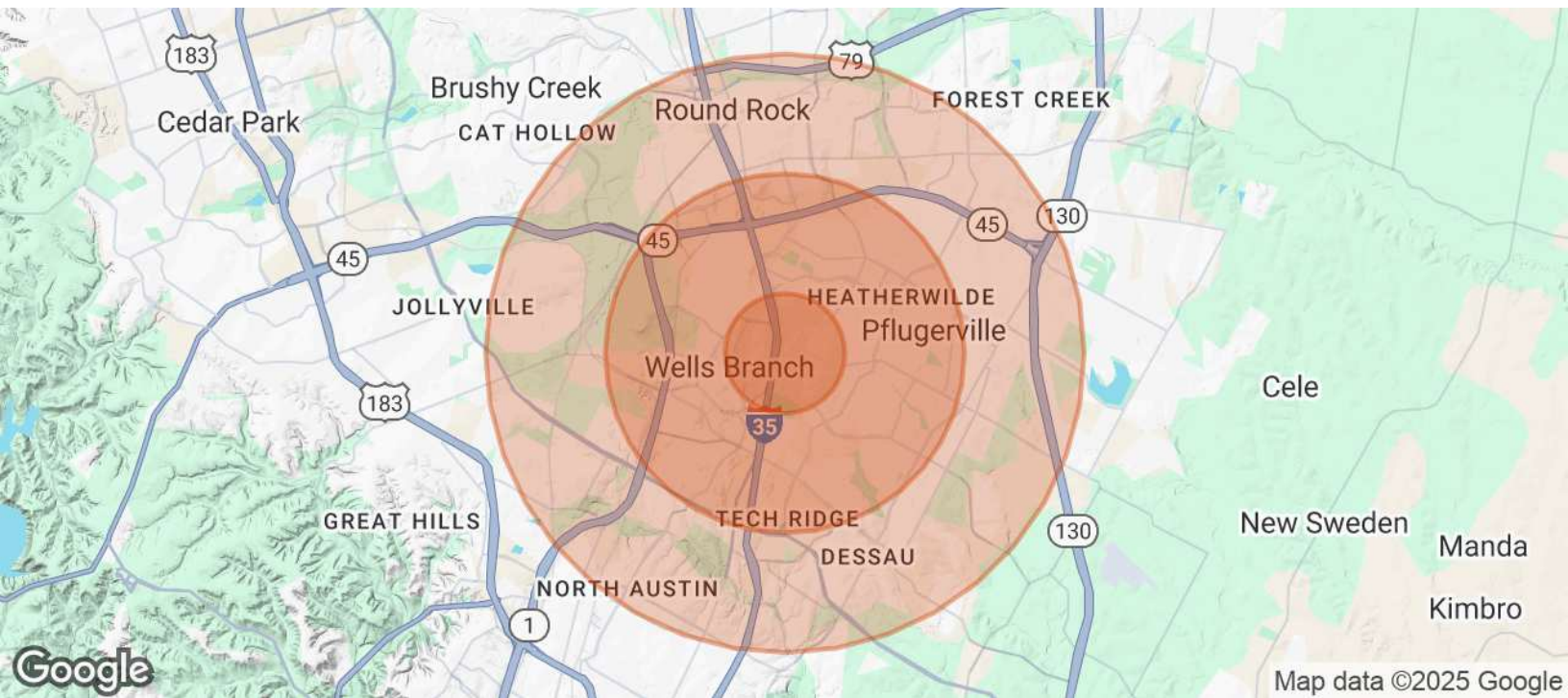
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,138	86,949	200,707
Average Age	30.4	30.7	31.5
Average Age (Male)	29.0	30.1	31.0
Average Age (Female)	31.1	30.9	31.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,179	33,449	78,100
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,203	\$68,329	\$70,116
Average House Value	\$173,333	\$179,655	\$174,668

* Demographic data derived from 2020 ACS - US Census

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