

For Sale

Blueline Shopping Center



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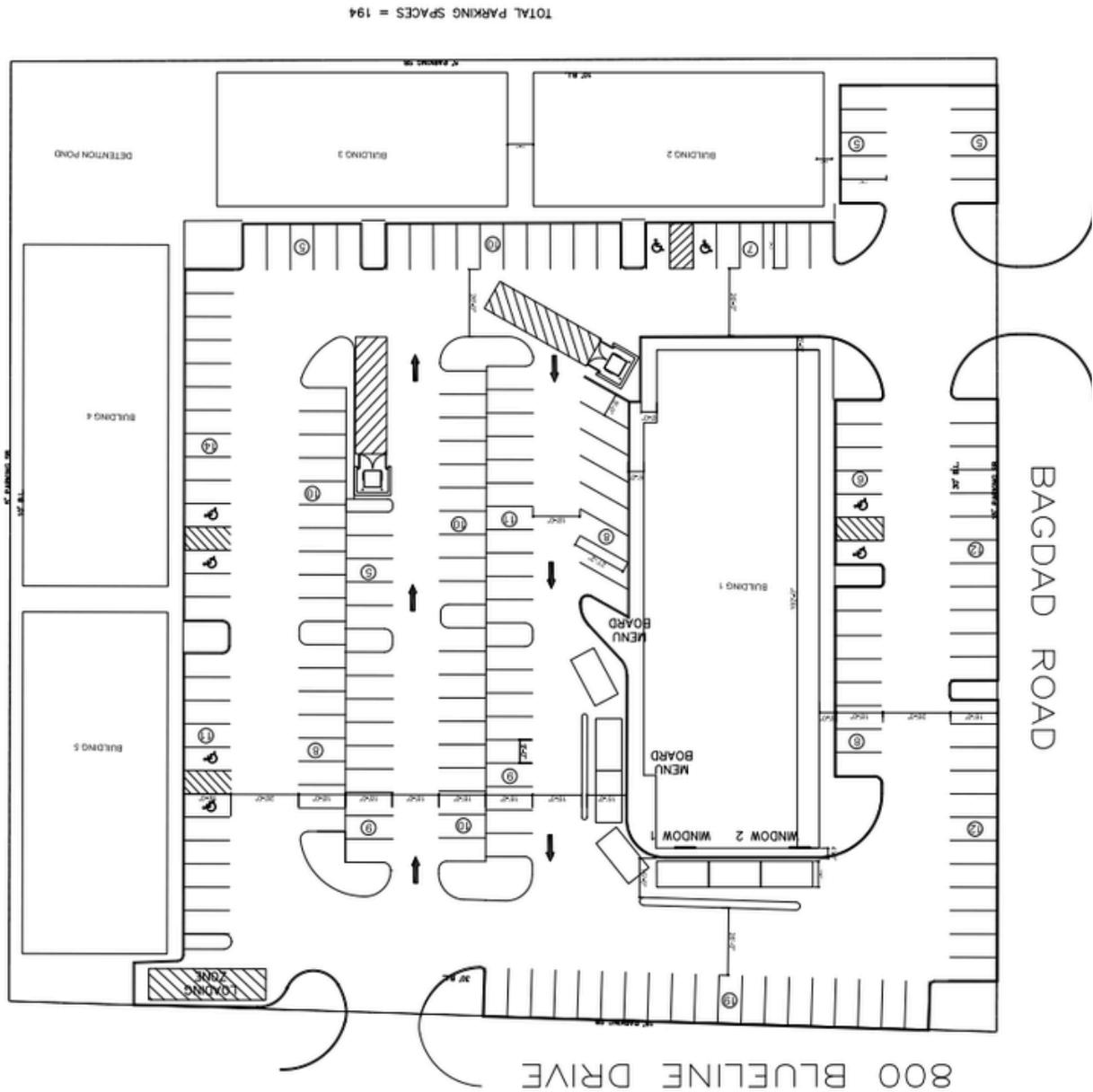


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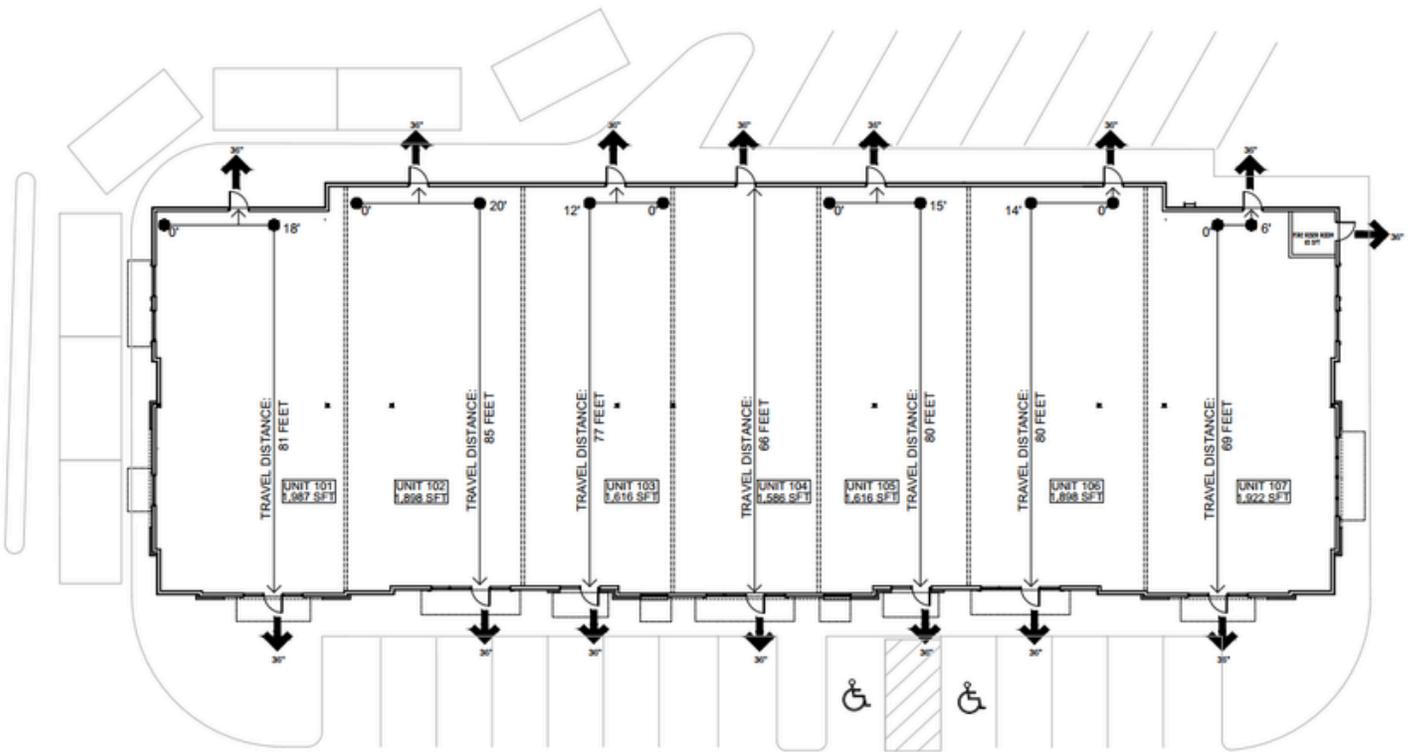
SITE PLAN



Spaces available for:

- Retail
- Restaurant/QSR
- Medical
- Yoga Center
- Daycare
- After School
- Office
- Personal Services

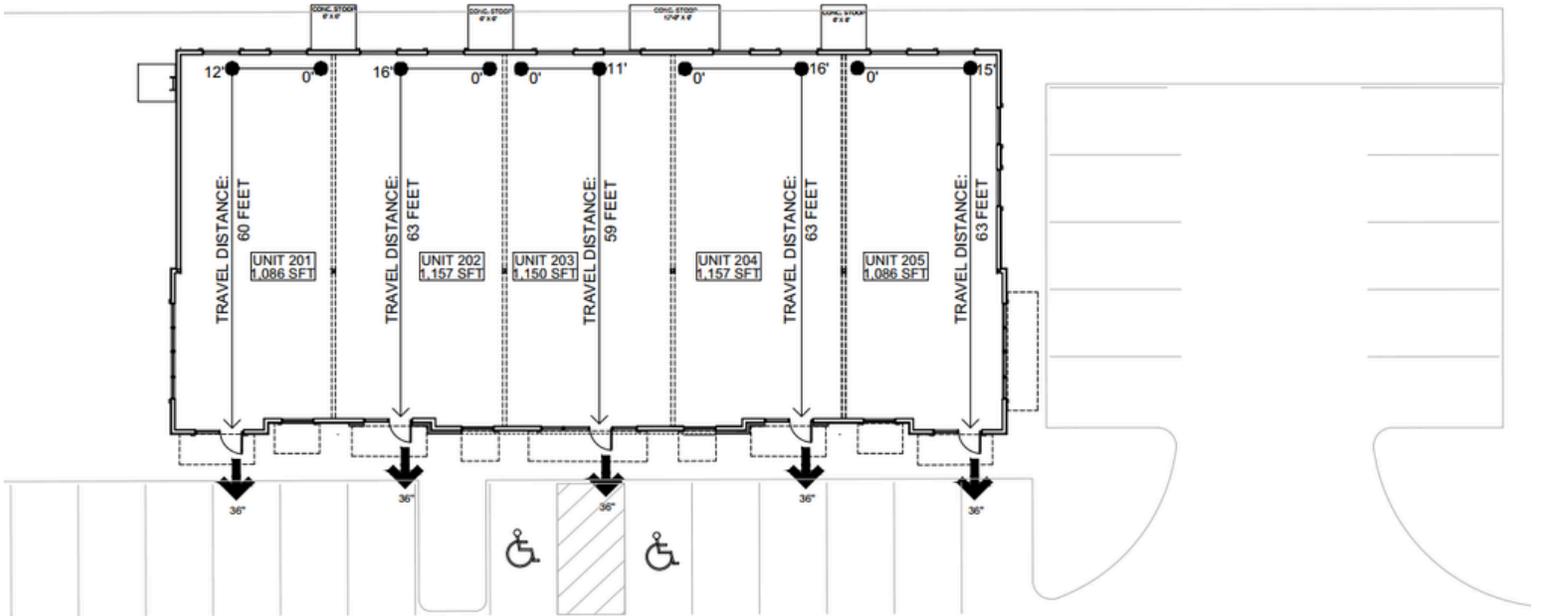
Building 1



Total 7 Units - Divisible

1586 SF to 12,523 SF

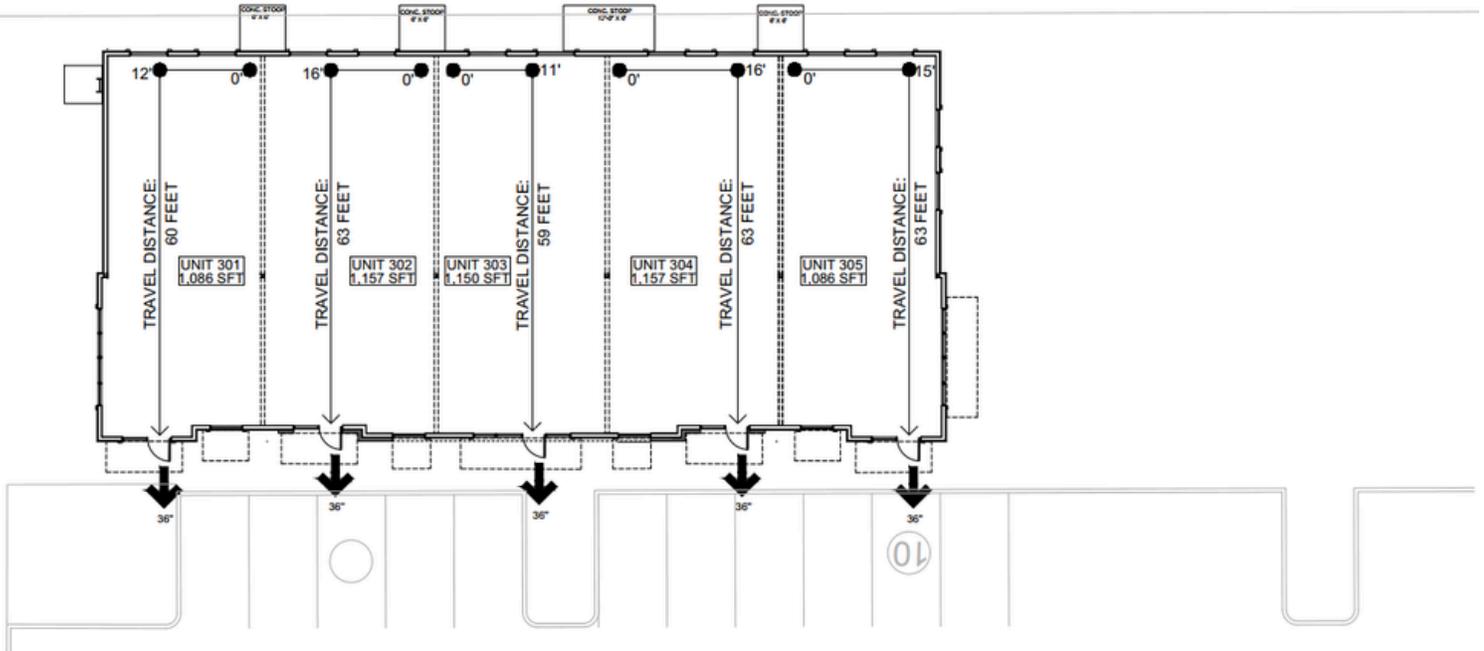
Building 2



Total 5 Units - Divisible

1086 SF to 5636 SF

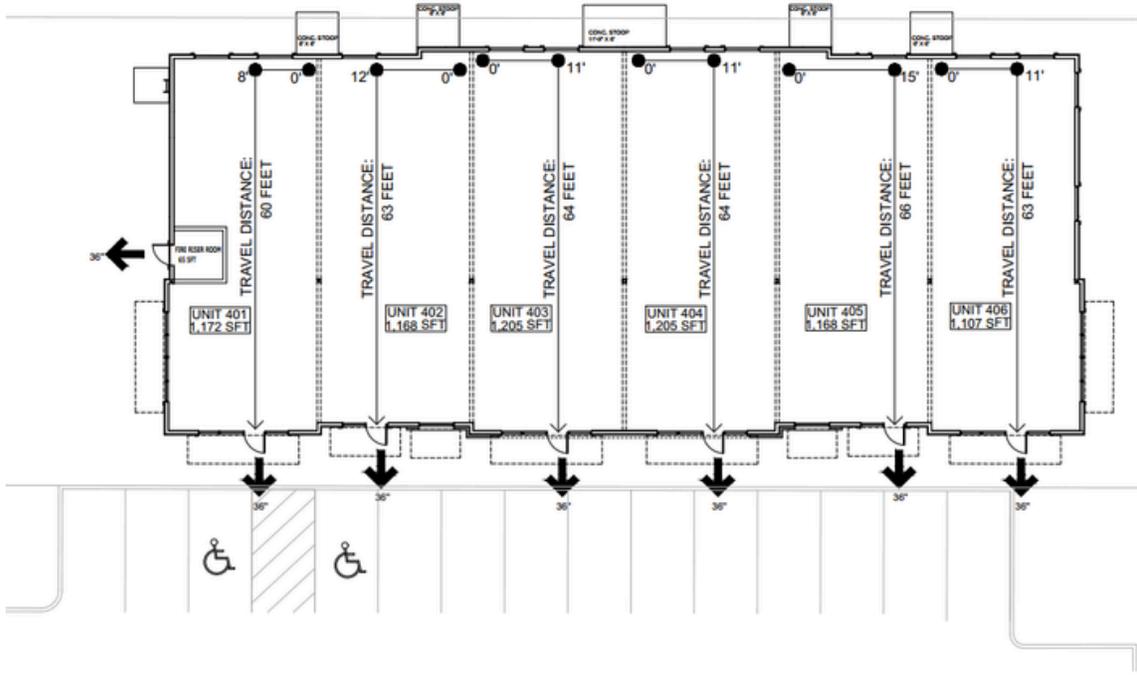
Building 3



Total 5 Units - Divisible

1086 SF to 5636 SF

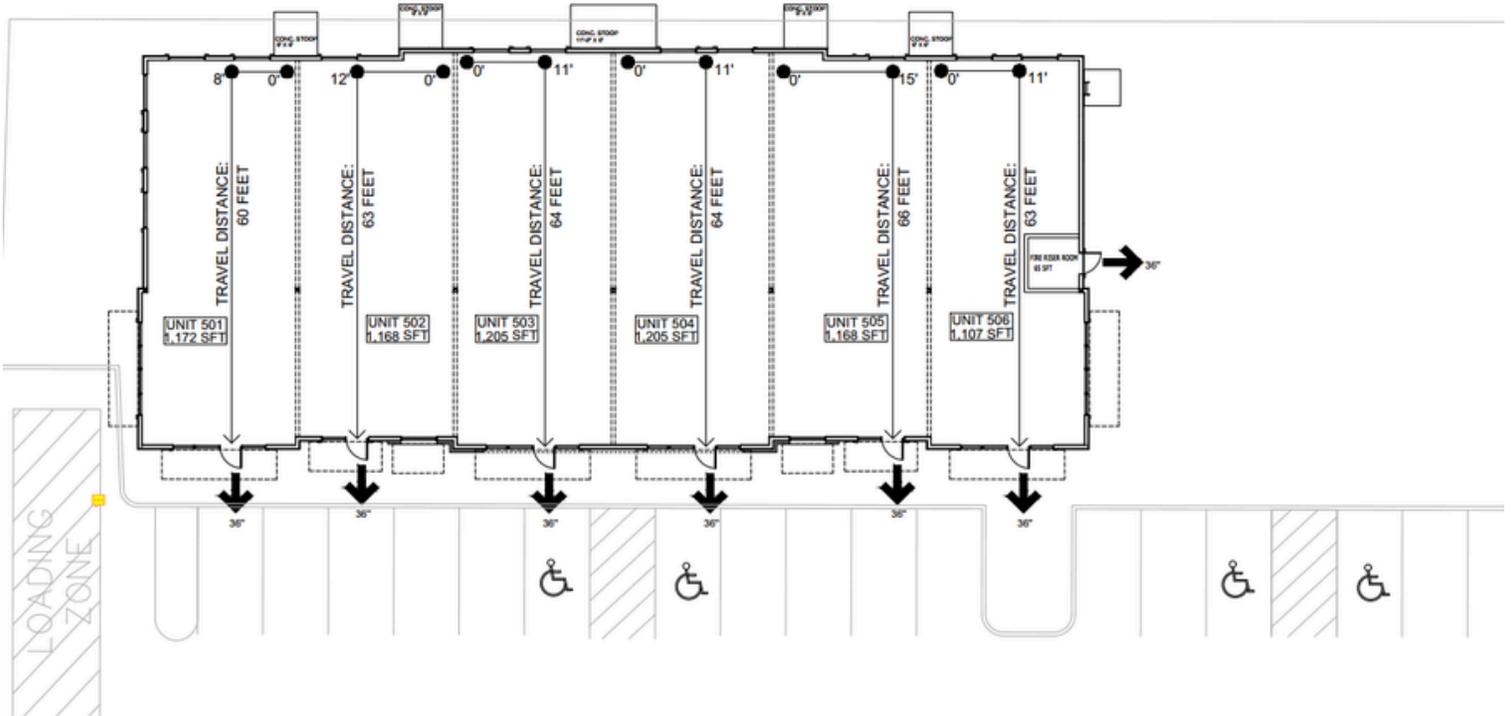
Building 4



Total 6 Units - Divisible

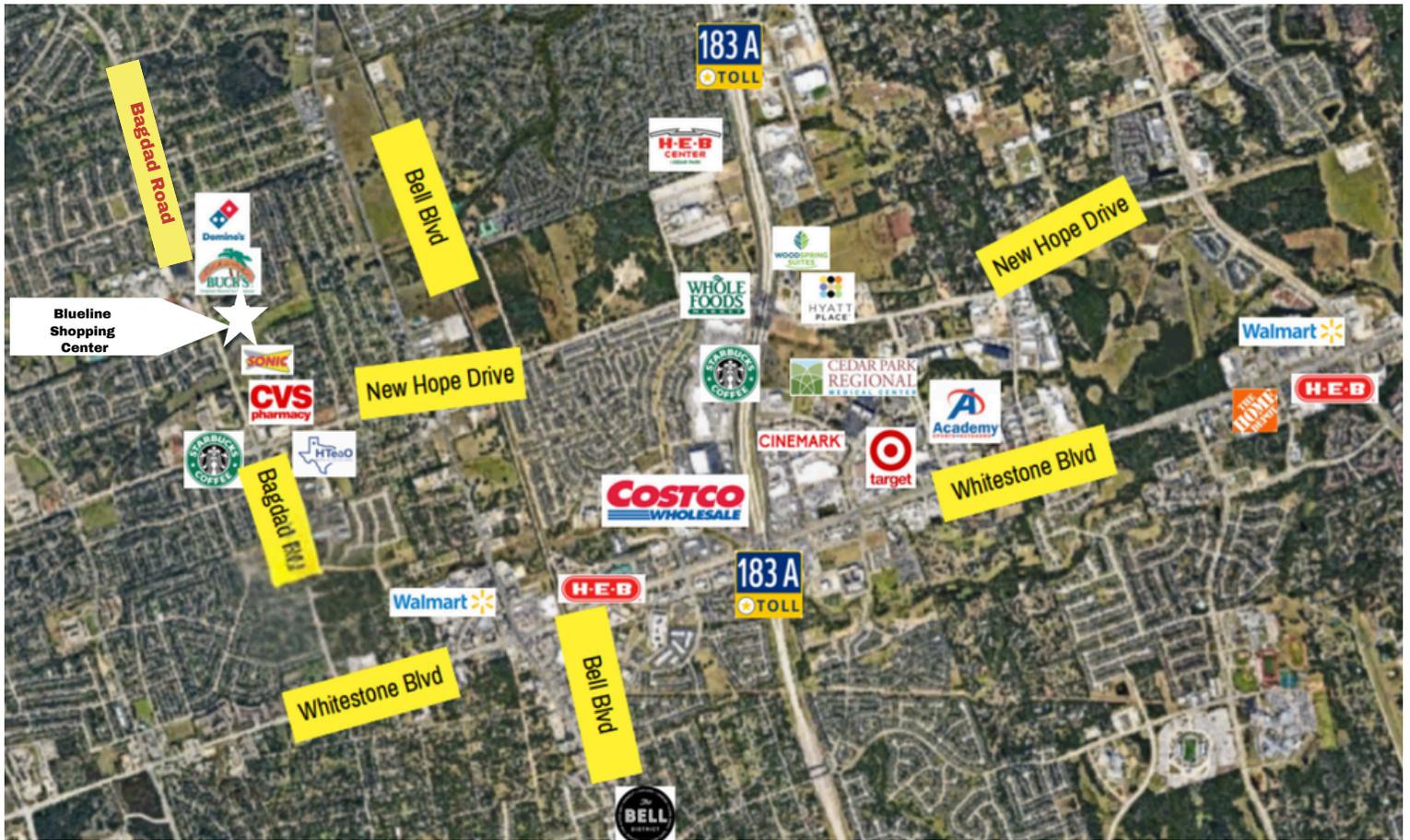
1107 SF to 7025 SF

Building 5



Total 6 Units - Divisible

1107 SF to 7025 SF



Radius	1 Mile	3 Miles	5 Miles
Households	5,785	17,433	29,389
Population	17,355	58,299	97,169
Household Income	\$74,880	\$103,911	\$113,606
•			
Yearly Spending By Consumers On Average			
Food/Alcohol	\$694,200	\$4,169,520	\$7,886,760
Entertainment	\$173,550	\$1,042,380	\$1,971,690
Apparel	\$124,956	\$419,752	\$699,616
Medical/Health	\$69,420	\$209,196	\$583,014
Yoga/Wellness/Spa	\$34,710	\$104,598	\$176,334

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Blueline Shopping Center offers a prime location ideal for retail, restaurants, medical offices, massage/spa services, yoga studios, daycare centers, and after-school programs.

Strategically positioned within minutes of major corporate retailers, restaurants, and flag hotels, including Costco, Walmart, H-E-B, Target, Whole Foods, Starbucks, McDonald's, Hyatt Place, SpringHill Suites, La Quinta, Kohl's, Lowe's, Home Depot, and more. The highly anticipated Nebraska Furniture Mart—coming soon—is located just 1.5 miles from Blueline Shopping Center.

The property benefits from strong surrounding demographics and a thriving residential base. Multiple Leander ISD schools are nearby—the high school directly across the street, and both middle and elementary schools within one mile. With continued residential and commercial expansion along Bagdad Road, the area is projected to experience significant cross traffic and sustained growth, making Blueline Shopping Center a high-visibility and high-potential retail destination.

- Excellent visibility and access
- Surrounded by strong demographics
- Ideal for neighborhood retail and service businesses
- High projected traffic counts along Bagdad Road

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