

LOHMAN'S CROSSING SHOPPING CENTER

2300 LOHMANS SPUR ROAD

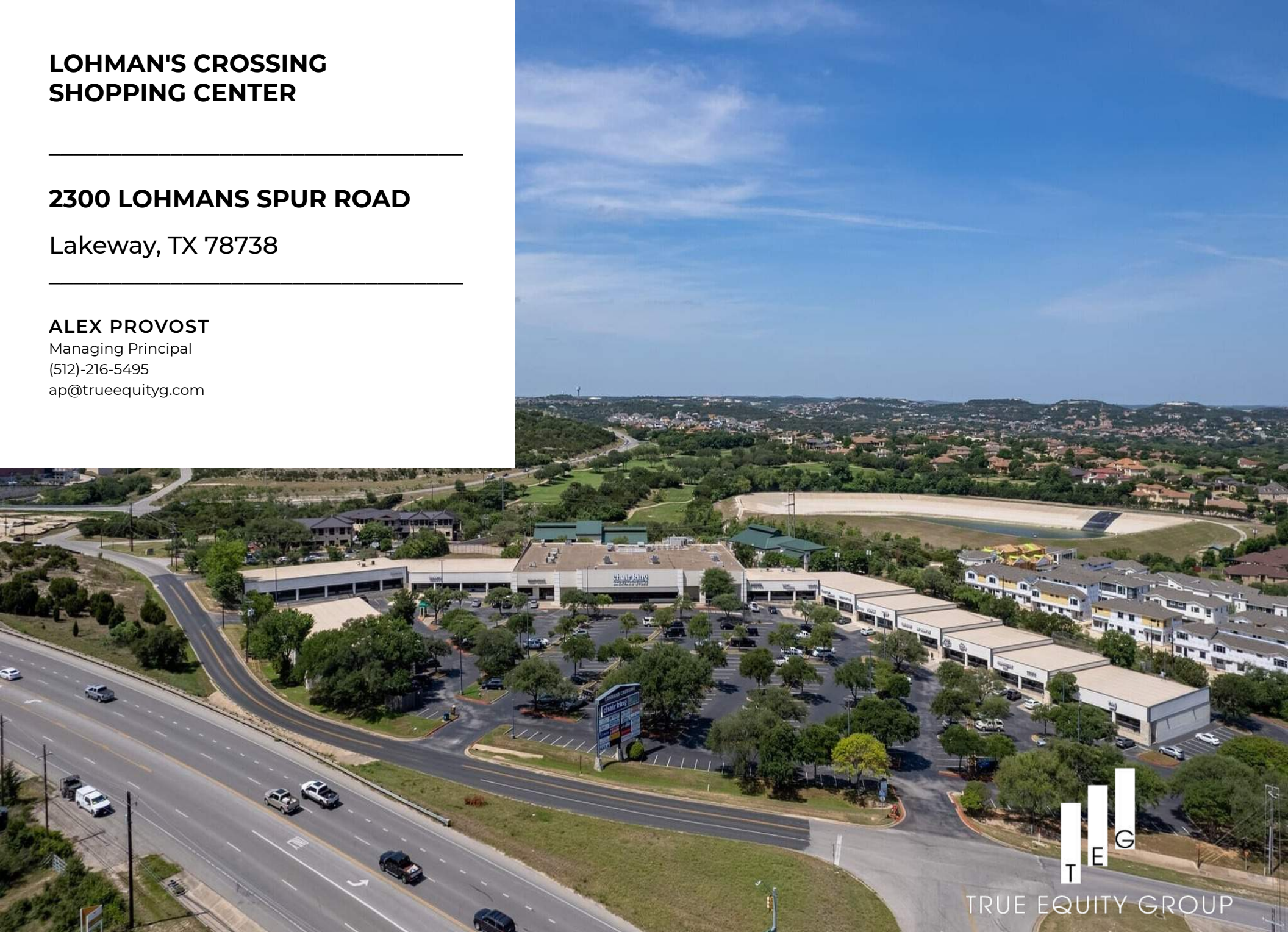
Lakeway, TX 78738

ALEX PROVOST

Managing Principal

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TRUE EQUITY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Inquire for Pricing
Lease Type:	NNN
Building Size:	112,133 SF
AVAILABLE ANCHOR SF:	10,484 - 40,070 SF



PROPERTY DESCRIPTION

True Equity Group is pleased to exclusively offer for Lease the Lohmans Crossing Shopping Center ("The Property"). The Property delivers strong internet and covid proof co-tenancy. The center is located on a signalized intersection with strong demographics and traffic counts. Abundant nearby retailers and amenities including but not limited to Starbucks, HEB, Randalls, Walgreens, CVS, Jason's Deli, Baylor Medical Center, and Hill Country Galleria.

PROPERTY HIGHLIGHTS

- Close proximity to numerous shadow anchors, medical center, and Hill Country Galleria.
- Located in affluent Austin suburb on a signalized intersection.
- Largest pylon sign on RM-620.





ADDITIONAL PHOTOS



DEMOGRAPHICS

Population

	3 mile	5 mile	10 mile
2010 Population	20,029	40,178	128,203
2022 Population	30,068	54,625	166,078
2027 Population Projection	34,469	62,069	189,347
Annual Growth 2010-2022	4.2%	3.0%	2.5%
Annual Growth 2022-2027	2.9%	2.7%	2.8%
Median Age	44.4	42.3	41.5
Bachelor's Degree or Higher	64%	63%	61%
U.S. Armed Forces	11	37	119

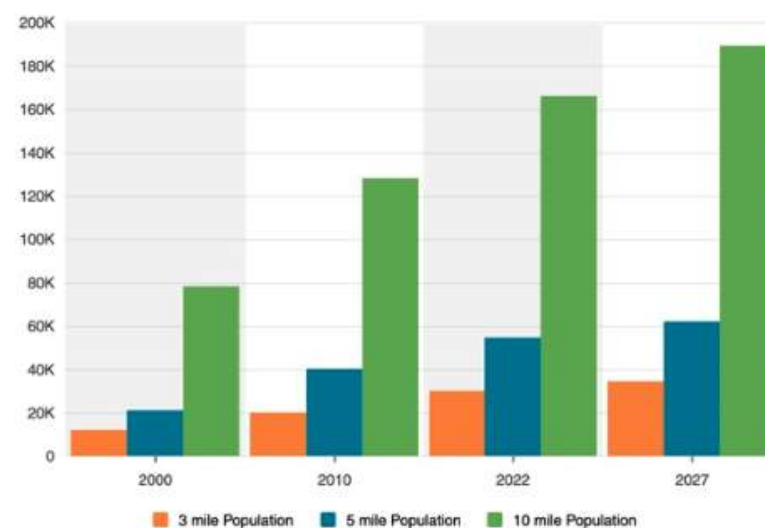
Income

	3 mile	5 mile	10 mile
Avg Household Income	\$165,938	\$168,479	\$160,676
Median Household Income	\$143,675	\$146,642	\$135,697
< \$25,000	741	1,314	3,846
\$25,000 - 50,000	897	1,559	5,710
\$50,000 - 75,000	1,215	2,126	7,608
\$75,000 - 100,000	1,088	1,905	6,740
\$100,000 - 125,000	1,118	1,842	5,543
\$125,000 - 150,000	1,261	2,022	6,629
\$150,000 - 200,000	2,118	3,684	9,865
\$200,000+	3,564	6,541	18,626

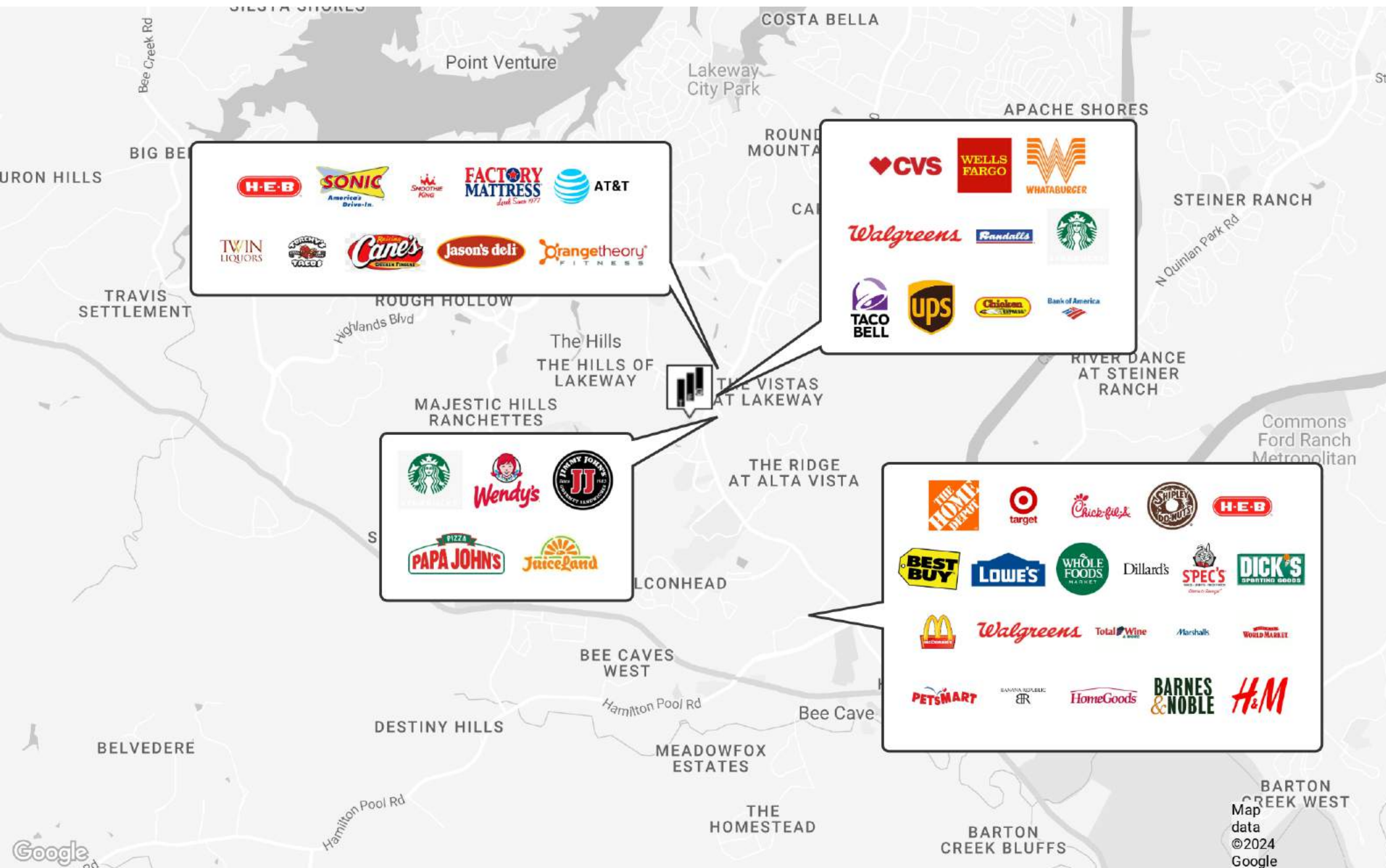
Households

	3 mile	5 mile	10 mile
2010 Households	7,938	14,980	49,104
2022 Households	12,002	20,992	64,566
2027 Household Projection	13,782	23,949	73,741
Annual Growth 2010-2022	3.9%	3.0%	2.5%
Annual Growth 2022-2027	3.0%	2.8%	2.8%
Owner Occupied Households	10,663	18,910	54,783
Renter Occupied Households	3,120	5,039	18,958
Avg Household Size	2.5	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$555M	\$985M	\$2.9B

Population



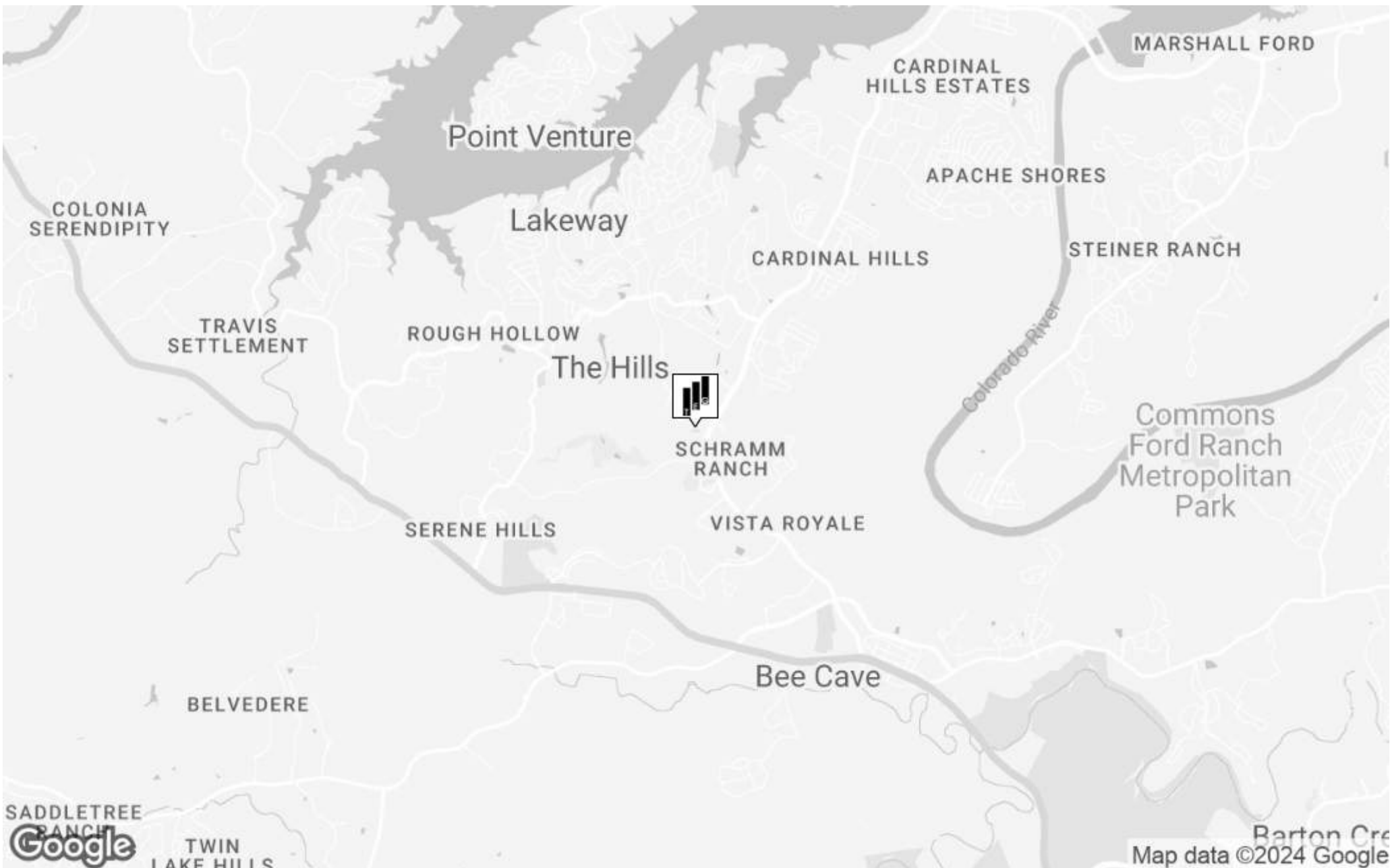
RETAILER MAP



REGIONAL MAP



LOCATION MAP



AERIAL MAP

