

2ND GENERATION RESTAURANT

CBRE

4710 183A
CEDAR PARK, TX 78613



1890 RANCH
SHOPPING CENTER

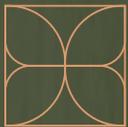
5,940 SF
FOR LEASE



PROPERTY OVERVIEW

2ND GENERATION RESTAURANT

- + 5,940 SF
- + 1.18 ACRE LOT
- + CONTACT BROKER FOR RATE
- + BUILT IN 2008
- + Located in 1890 Ranch, a Class-A, 700,00 SF Shopping Center
- + **ANCHOR TENANTS**
Natural Grocers, Academy Sports + Outdoors, Hobby Lobby, Ross Dress for Less, Target, Burlington, Cinemark
- + **10/1,000 SF**
Parking Ratio (68 surface spaces)
- + Easy access to 183A from frontage road (28,779 VPD) and Whitestone Blvd (33,593 VPD)





2025 DEMOGRAPHICS

MILES	1	2	3
Population	6,600	12,345 SF	220,283
Median Age	37.1	37.3	37
Average HH Size	2.34	2.71	2.7
Average HH Income	\$113,513	\$148,580	\$166,613
Daytime Population	14,803	83,542	203,715
Businesses	838	3,218	7,368
Employees	9,401	28,526	61,813

TRAFFIC COUNTS

HWY 183A	28,779 VPD
E Whitestone Blvd	33,593 VPD
E New Hope Dr	9,772 VPD
Co Rd 180	6,616 VPD

Source: Costar

THE PARKE

World Market Marble Slab Creamery
 Orangetheory Fitness petco CAVENDER'S
 DICK'S TWIN LIQUORS Freebirds POTBELLY

1890 RANCH

PET SMART corepower YOGA Rosa's Cafe FIREHOUSE SUBS tropical CAFE
 Academy PNC HALF PRICE BOOKS LONGHORN STEAKHOUSE VIA313 BR
 DOLLAR TREE HOBBY LOBBY ASHLEY Burlington
 Target WELLS FARGO Starbucks BUNDT Cakes Pizza Hut CRUNCH SEPHORA CINEMARK
 NATURAL GROCERS good4u MIGHTY FINE ROSS DRESS FOR LESS Little Gym Freddy's IKEA

CYCLEBAR
 Jason's Deli McALISTER'S DELI
 Tiff's TREATS MOD PIZZA

Subject Site

183A

25,431 VPD

183A Toll Rd

183A

25,881 VPD

E Whitestone Blvd

4,153 VPD

Cottanwood Creek Trail

at home

COSTCO WHOLESALE

Jackson Market KUNG FU TEA IN-N-OUT BURGERS
 menchie's CAVA
 CHIPOTLE SMOOTHIE KING BJ'S RESTAURANT BREWERY

The Alley Cedar Park

Panera BREAD

Cane's

Frost

hopdoddy BURGERS & BAR

RED WING NEW YORK JOINTS

happy lemon





1 Mile

THE PARKE

NORDSTROM
Rack **Marshalls** **Michaels** **CAVENDERS**

DSW **ULTA** **Red Robin** **Freebirds** **MOD PIZZA**

maurices CLUB PILATES Marble **SLAB** CREAMERY **petco**

DICK'S **OLD NAVY** **TILLYS** **DUTCHBROS** **Orangetheory**

WHOLE FOODS STARBUCKS TWIN LIQUORS **Chuy's** JuiceLand **POTBELLY** **Jasov's**

WORLD MARKET **five BELOW** TALBOTS **TORRID**

1890 RANCH

PETSMART **corepower** **YOGA** **Rosa's Cafe** **FIREHOUSE SUBS** **tropical CAFE**

Academy **PNC** **HALF PRICE BOOKS** **LONGHORN STEAKHOUSE** **VIA313** **BR**

DOLLAR TREE **HOBBY LOBBY** **ASHLEY** **Burlington**

Target **WELLS FARGO** **STARBUCKS** **EASTERN BROS** **bundt** **Pizza Hut** **CRUNCH** **SEPHORA** **CINEMARK**

NATURAL GROCERS **TOUGHTY FINE** **ROSS** **Little gym** **Freddy's** **MIKE'S**

CYCLEBAR

at home **Tiff's TREATS**

COSTCO WHOLESALE **McALISTER'S DELI**

FLOOR DECOR

BLACK ROCK COFFEE BAR

First Citizens Bank

Jersey Market **KUNG FU TEA** **IN-N-OUT BURGER**

menchie's **CAVA**

CHAMPOLLE **SMOOTHIE KING** **BJ'S RESTAURANT BREWHOUSE**

DQ

THE SHOPS AT WHITESTONE

SALLY. **TACO CABANA** **DUNKIN'**

AutoZone **STARBUCKS** **McDonald's**

BANK OF AMERICA

H-E-B

SMOKEY MO'S **KFC**

Cane's **Panera BREAD**

The Alley Cedar Park

WOODFOREST NATIONAL BANK

Walmart **WINGS**

PROSPERITY BANK

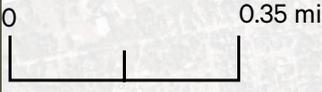
Comerica **THUNDERCLOUD SUBS** **IHOP**

Frost **RED WING** **JJ**

hopdoddy **happy lemon**

HARBOR FREIGHT

CINNABON **TWIN LIQUORS**



TRACTOR SUPPLY CO

Advance Auto Parts

Andy's

CHASE

WINGS

F45 TRAINING **PRADA EXPRESS**

High Meadows - Cedar Park
216 Units

Carriage Hills / Trailside
488 Units

Block House Creek
99 Units

Block House Creek/Models
132 Units

Hidden Creeks at Lakewood Park
152 Units

Reserv Caballo Ran
89 Units

Abrantes/Cottages (CR)
31 Units

Abrantes/Single Family
90 Units

Creekview
249 Units

Subject Site

183

N Ball Blvd

183A

24,527 VPD

46,007 VPD

183

E Whitestone Blvd

An aerial photograph of a shopping center. A central building is outlined in red. The surrounding area includes parking lots with several cars, other buildings, and some trees. The text '2ND GENERATION RESTAURANT' is overlaid in large white letters at the top.

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1890 RANCH SHOPPING CENTER

5,940 SF FOR LEASE

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CBRE

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