

1300 ROUND ROCK AVENUE

1300 Round Rock Ave, Round Rock, TX 78681

RETAIL PROPERTY FOR LEASE



PROPERTY OVERVIEW

Strategically positioned along Round Rock Ave with ± 252 feet of frontage, this well-established $\pm 9,472$ SF retail center offers exceptional visibility and access in the heart of Round Rock's growing retail corridor. Situated on 1.60 acres with a 0.14 FAR, the property provides ample parking (30 spaces at a ratio of 3.17 per 1,000 SF) and benefits from a dedicated turn lane for smooth ingress and egress.

The property boasts long-standing occupancy and draws from a dense surrounding residential population and nearby traffic corridors, including Deepwood Dr, Sam Bass Cir, and Chisholm Trail Rd—all generating high daily traffic volumes.

Built in 1982 and renovated in 1995, this C1-zoned asset offers investors or owner-users a stabilized income stream with upside potential in a high-demand submarket.

LEASE SUMMARY

Lease Rate:	Negotiable
AVAILABILITY	2
Lot Size:	69,609 SF
Building Size:	9,472 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1MILE
Total Households	189	611	2,447
Total Population	496	1,651	6,737
Average HH Income	\$106,139	\$123,829	\$130,564

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AVAILABILITIES

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SUITE	TENANT	SIZE (SF)	AVAILABILITY DATE	LEASE RATE
Suite 1312	Available	1,460 SF	30 Days	Negotiable

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SUITE 1312: PHOTOS

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AMENITY MAP

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DEMOGRAPHICS

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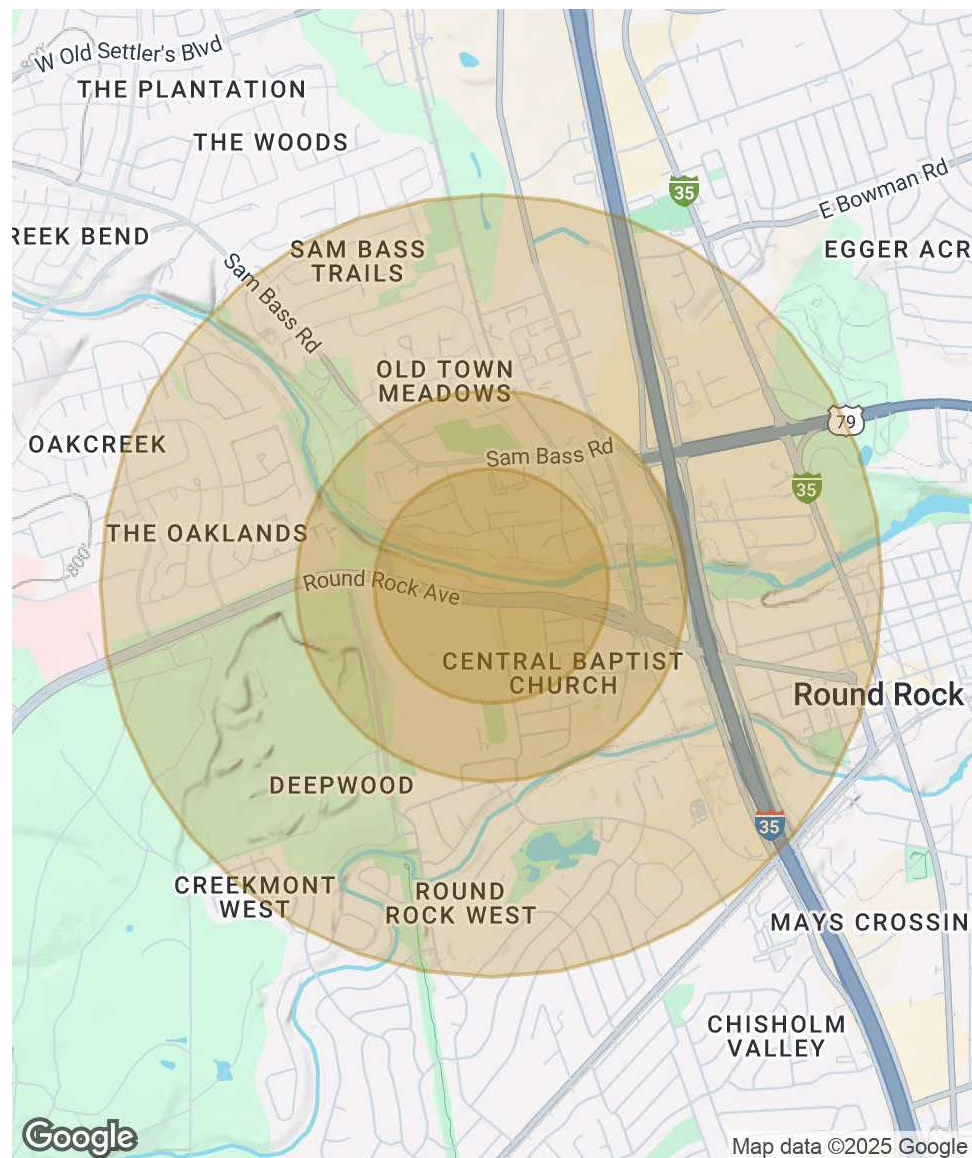
POPULATION

	0.3 MILES	0.5 MILES	1MILE
Total Population	496	1,651	6,737
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1MILE

	0.3 MILES	0.5 MILES	1MILE
Total Households	189	611	2,447
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$106,139	\$123,829	\$130,564
Average House Value	\$483,903	\$461,964	\$457,453

Demographics data derived from [AlphaMap](#)



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