

4151 SUNRISE

RETAIL / MEDICAL | **FOR LEASE**



LEASING INFORMATION

NICK TRIOLA

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SUNRISE RETAIL

RETAIL / MEDICAL | **FOR LEASE**

ROUND ROCK, TEXAS 78665

AVAILABILITY

✓ UP TO: 4,130 RSF

LEASE TERMS

💰 RATE: \$42/RSF + NNN (STARTING)

TI: \$35/RSF

TERM: 5 - 10 years



PROPERTY INFORMATION



FEATURES

LOCATION

- Sunrise Road near University Blvd
- Near Round Rock Premium Outlets, IKEA, Teravista & Eagle Ridge
- Easy access from 35

BUILDINGS

- Delivery Date - Q4 2025
- One structure totaling 8,343 SF
- Parking Ratio - 1:200 square feet
- Anchored by Firehouse Veterinary Clinic

DEMOGRAPHICS

(3-MILE, CoStar 2024)

- Population - 73,273
- Avg Household Income - \$112,785
- Projected Household Growth 2024-2029 - 5.3%



COMMERCIAL

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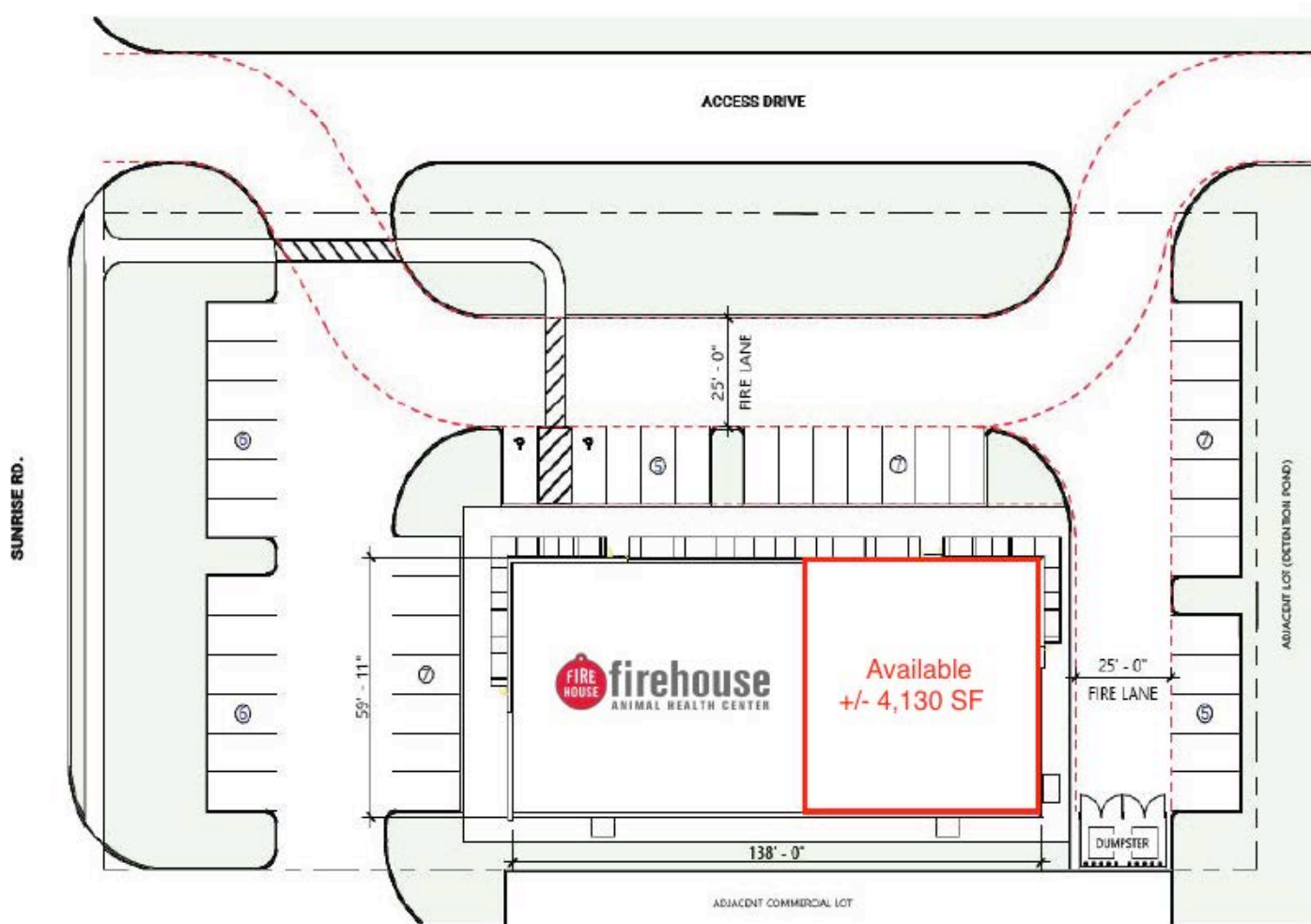
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SITE PLAN

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AREA MAP



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PRELIMINARY RENDERINGS



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