

# LOHMAN'S CROSSING SHOPPING CENTER

2300 LOHMANS SPUR ROAD

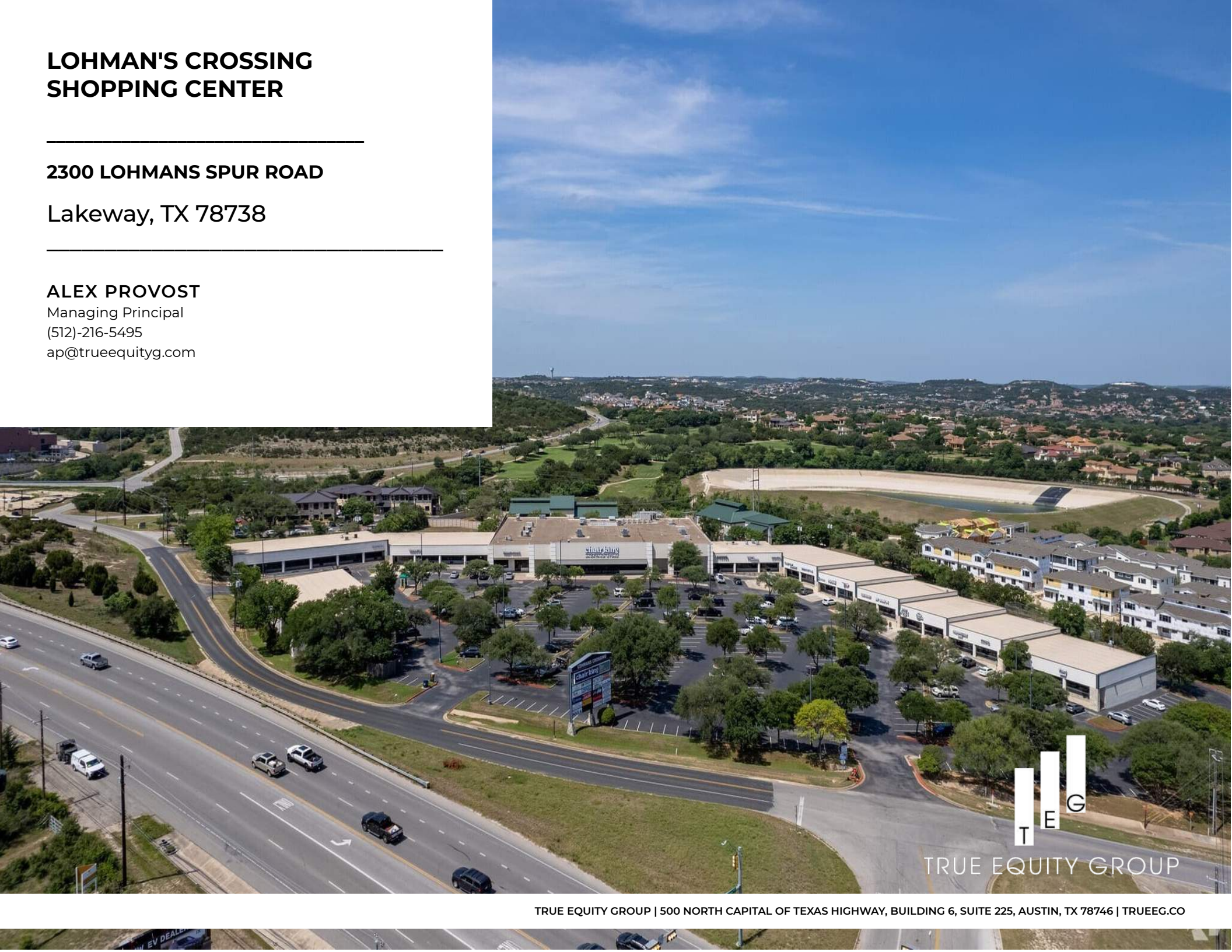
Lakeway, TX 78738

**ALEX PROVOST**

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TRUE EQUITY GROUP



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	Inquire for Pricing
<b>Lease Type:</b>	NNN
<b>Building Size:</b>	101,302 SF
<b>Available SF:</b>	1,750 - 3,500 SF



### PROPERTY DESCRIPTION

True Equity Group is pleased to exclusively offer for Lease the Lohman's Crossing Shopping Center ("The Property"). The Property delivers strong internet and covid proof co-tenancy and is currently anchored by Chair King. 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

- Located in an affluent Austin suburb on a signalized intersection.
- Close proximity to numerous shadow anchors, Baylor Medical Center, and Hill Country Galleria.
- Largest Pylon Sign on RM-620 and anchored by Chair King.

## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 120 months
Total Space:	1,750 - 7,000 SF	Lease Rate:	Inquire for Pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,500 SF	NNN	Negotiable	End cap space with open floor plan. Available Q3 2024.
Suite 104	Available	1,750 SF	NNN	Negotiable	Currently occupied by Medical use. Available Q3 2024.
Suite 106	Available	1,750 SF	NNN	Negotiable	Currently occupied by Medical use. Available Q3 2024.
Suite 190	Available	1,500 SF	NNN	Negotiable	Currently occupied by a tutoring company. Available Q4 2024

## SITE PLANS





## 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

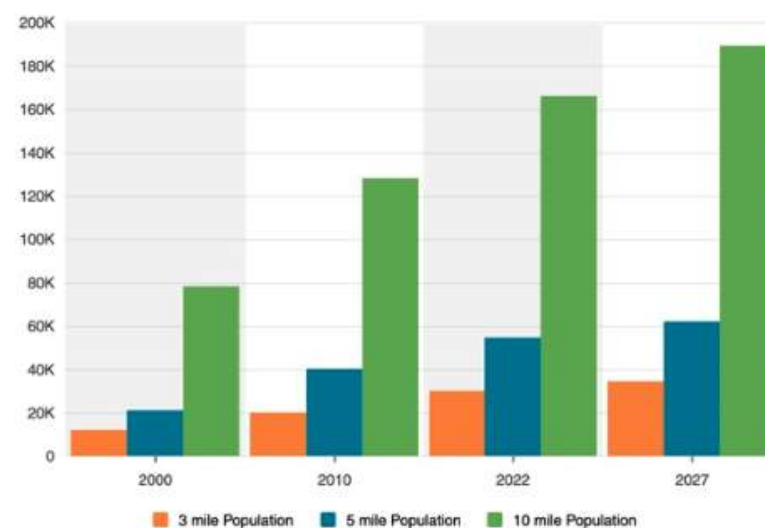
### Income

	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



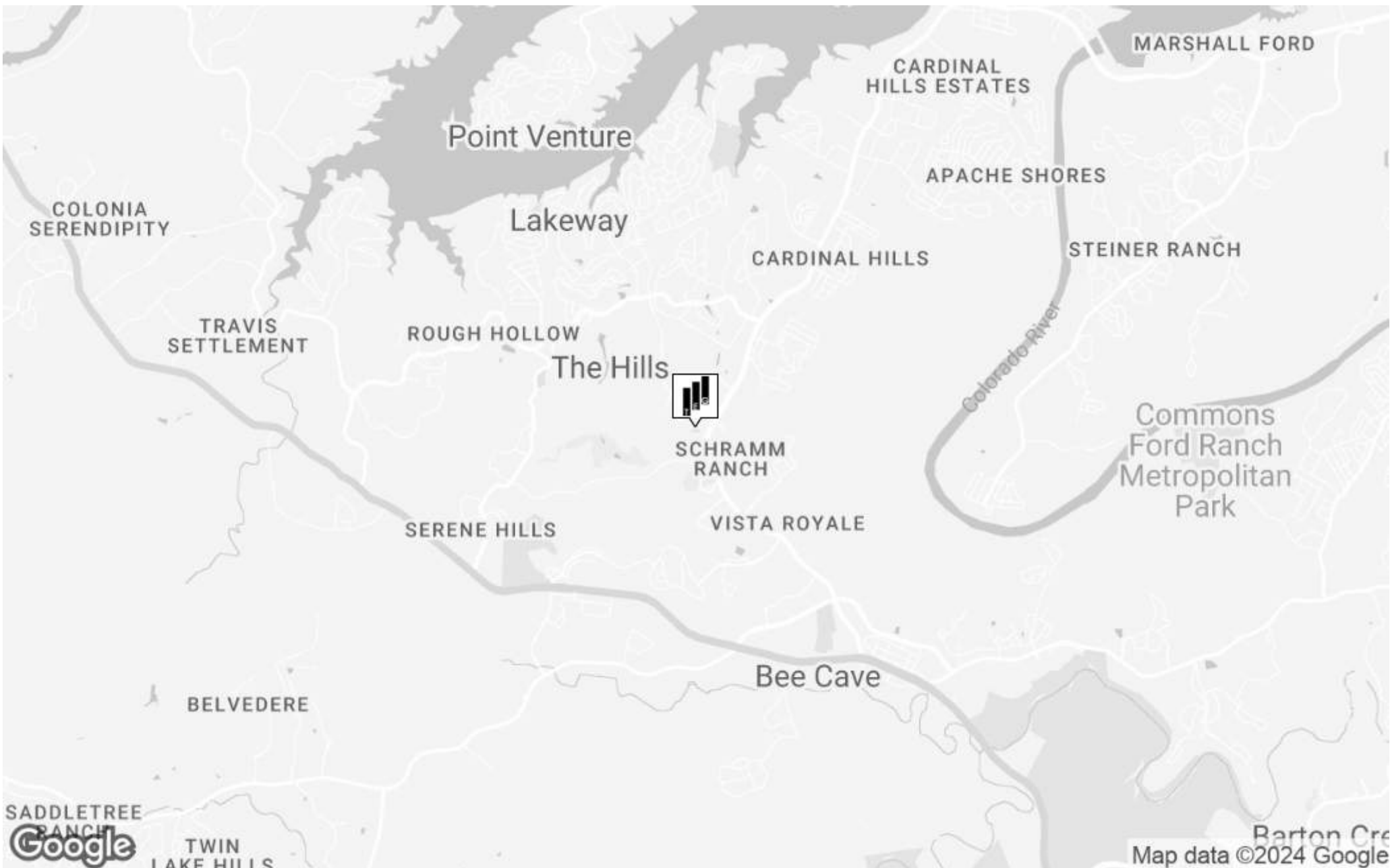
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## REGIONAL MAP





## LOCATION MAP





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## AERIAL MAP

