

183 HIGHLANDS

1633 North US Highway 183, Leander, TX 78641

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

183 Highlands is a highly visible neighborhood retail center strategically located along US Highway 183, the primary north-south corridor serving Leander and the rapidly growing North Austin metro. The property benefits from excellent frontage, strong daily traffic counts, and easy access for both commuters and local residents.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,730 SF
Max Contiguous:	2,730 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,759	10,395	22,229
Total Population	8,222	30,895	64,725
Average HH Income	\$118,554	\$133,616	\$142,336

BRANDON LONG
Brokerage
512.810.1308
brandon@z3realestate.us

CHARLIE SCOTT
Brokerage
512.820.2383
cscott@z3realestate.us

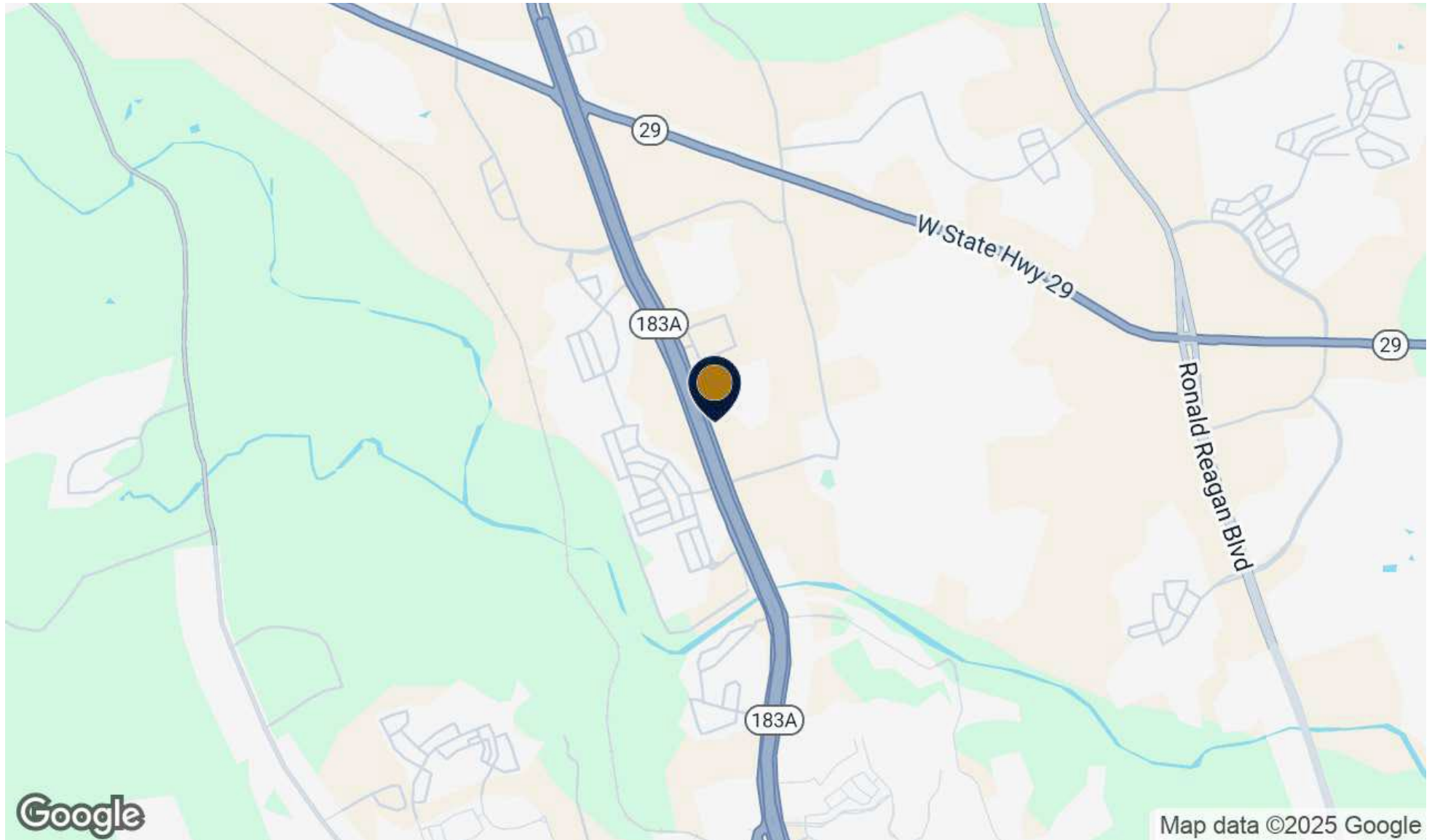
301 Camp Craft Road
Austin, TX 78746
832.723.1218
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I83 HIGHLANDS

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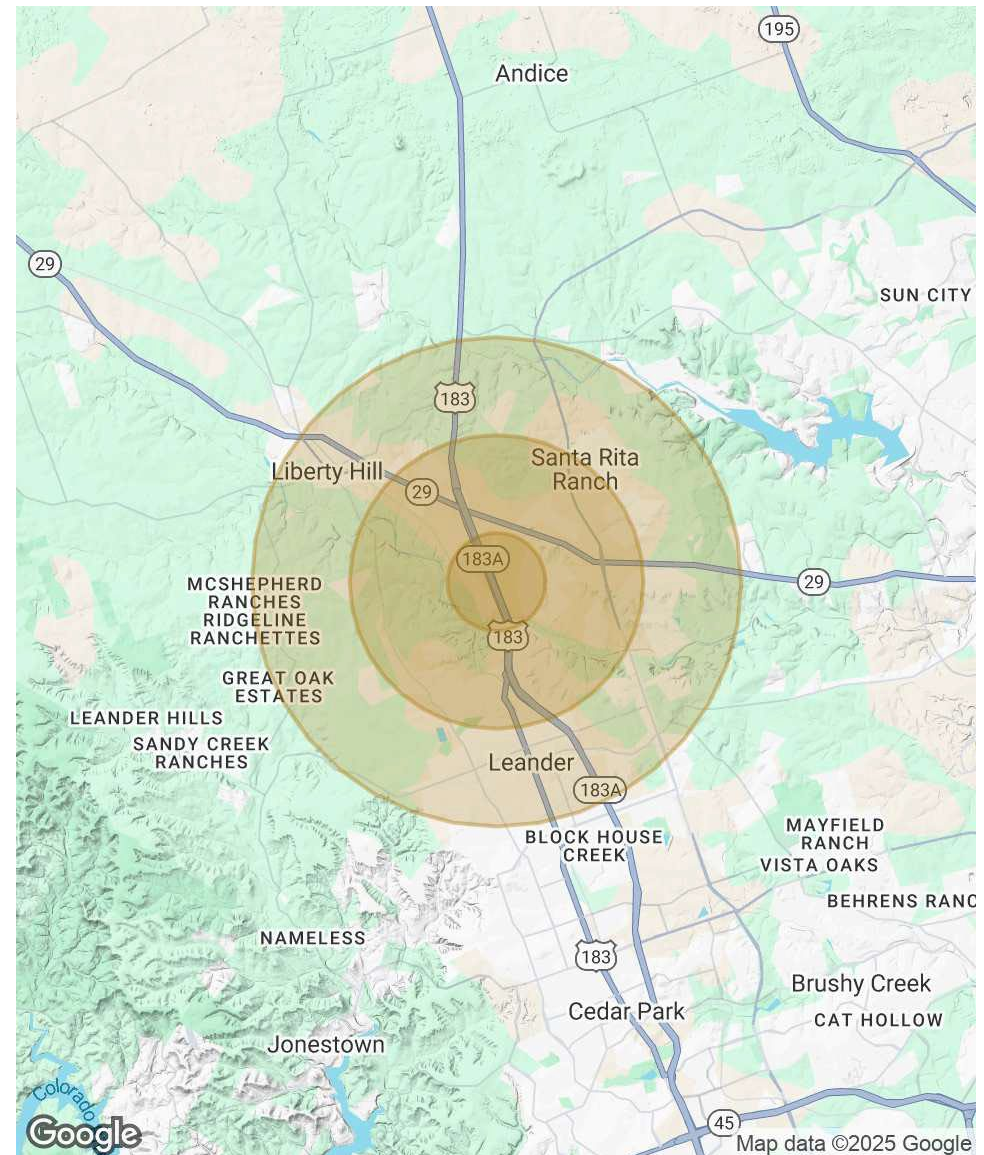
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,222	30,895	64,725
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	34	35	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,759	10,395	22,229
# of Persons per HH	3	3	2.9
Average HH Income	\$118,554	\$133,616	\$142,336
Average House Value	\$432,216	\$508,136	\$517,828

Demographics data derived from [AlphaMap](#)



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