

- PREMIUM LOCATION WITHIN A HIGH-TRAFFIC SHOPPING DISTRICT
- ANCHORED BY WALMART SUPERCENTER AND AMONGST NATIONAL RETAILERS & RESTAURANTS
- CO-TENANTS INCLUDE LITTLE CAESARS, T-MOBILE, FRULLATI CAFE & BAKERY



FOR LEASE

BUDA

TOWN CENTER

640 OLD SAN ANTONIO RD
BUDA, TEXAS 78610

1,400 SF RETAIL SUITE

PRIME LOCATION WITHIN A
HIGH-PROFILE RETAIL POWER CENTER

BUDA

TOWN CENTER

640 OLD SAN ANTONIO RD
BUDA, TEXAS 78610

- 1,400 SF RETAIL SUITE
- LOCATED WITHIN BUDA TOWN CENTER, A ±10,400 SF FREESTANDING RETAIL CENTER
- CO-TENANTS: LITTLE CAESARS, T-MOBILE, FRULLATI CAFE & BAKERY, SWEET NAILS & HAIR SPA, BAYLOR SCOTT & WHITE INSTITUTE FOR REHABILITATION
- ANCHORED BY AND LOCATED AT THE PRIMARY ENTRANCE TO WALMART SUPERCENTER
- AMONGST AN ABUNDANCE OF NATIONAL RETAIL AND RESTAURANT TENANTS
- FREEWAY VISIBLE, ±79,869 CARS PER DAY ON INTERSTATE-35
- MONUMENT & BUILDING SIGNAGE
- AMPLE PARKING (±4.33/1,000 SF)

LEASE RATE | \$30.00 PSF



AVAILABLE | 1,400 SF RETAIL SUITE



T-Mobile

Baylor Scott & White
INSTITUTE FOR REHABILITATION

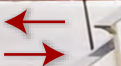
Fruittati Cafe
& BAKERY

Sweet
Hair & Nails Spa

Little Caesars Pizza

Walmart

OLD SAN ANTONIO ROAD



BUDA TOWN CENTER

± 10,400 SF FREESTANDING RETAIL POWER CENTER



BUDA TOWN CENTER

1,400 SF RETAIL SUITE AVAILABLE



- 📍 15 MILES SOUTH OF DOWNTOWN AUSTIN
- 📍 POPULATION OF 95,633 WITHIN A 5-MILE RADIUS (AND GROWING)
- 📍 LOCATED JUST OFF MAIN STREET, A MAIN CONNECTOR BETWEEN DOWNTOWN BUDA AND I-35

DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
2024 POPULATION	6,545	40,597	95,633
2029 POPULATION PROJECTION	8,758	52,924	118,813
ANNUAL GROWTH (2020-2024)	11.3%	6.5%	5.0%
ANNUAL GROWTH (2024-2029)	6.8%	6.1%	4.8%
MEDIAN AGE	35.3	36.2	36.3
BACHELOR'S DEGREE OR HIGHER	38%	40%	40%

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2024 HOUSEHOLDS	2,601	14,645	34,986
2029 HOUSEHOLD PROJECTION	3,504	19,212	43,485
ANNUAL GROWTH (2020-2024)	9.7%	6.8%	6.0%
ANNUAL GROWTH (2024-2029)	6.9%	6.2%	4.9%
AVERAGE HOUSEHOLD INCOME	\$106,023	\$112,694	\$109,783
OWNER OCCUPIED HOUSEHOLDS	2,034	13,993	29,726
RENTER OCCUPIED HOUSEHOLDS	1,470	5,212	13,759
MEDIAN HOME VALUE	\$340,079	\$334,585	\$340,069

CONSUMER SPENDING

	1-MILE	3-MILE	5-MILE
TOTAL SPENDING	\$86,386,317	\$530,608,761	\$1,253,157,384
AVG SPENDING PER HOUSEHOLD	\$33,213	\$36,231	\$35,819

Source: Costar



**640 OLD SAN ANTONIO ROAD
BUDA, TEXAS 78610**

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1,400 SF RETAIL SUITE

For more information, tours, or to
coordinate site inspections, please contact:

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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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