

**8,600 SQUARE FOOT  
SECOND FLOOR SPACE  
IMMEDIATELY AVAILABLE**

**OPENING FALL 2024**



**12,000 SF URGENT CARE FACILITY**

# FOR LEASE OR SALE

**600 N BELL BLVD**

CEDAR PARK, TX 78613

1/3 MILE SOUTH OF E WHITESTONE ON 183

1<sup>ST</sup> FLOOR: 11,789 SF - Cedar Park Regional Medical Center  
2<sup>ND</sup> FLOOR: 8,600 SF - AVAILABLE (CAN SUBDIVIDE)

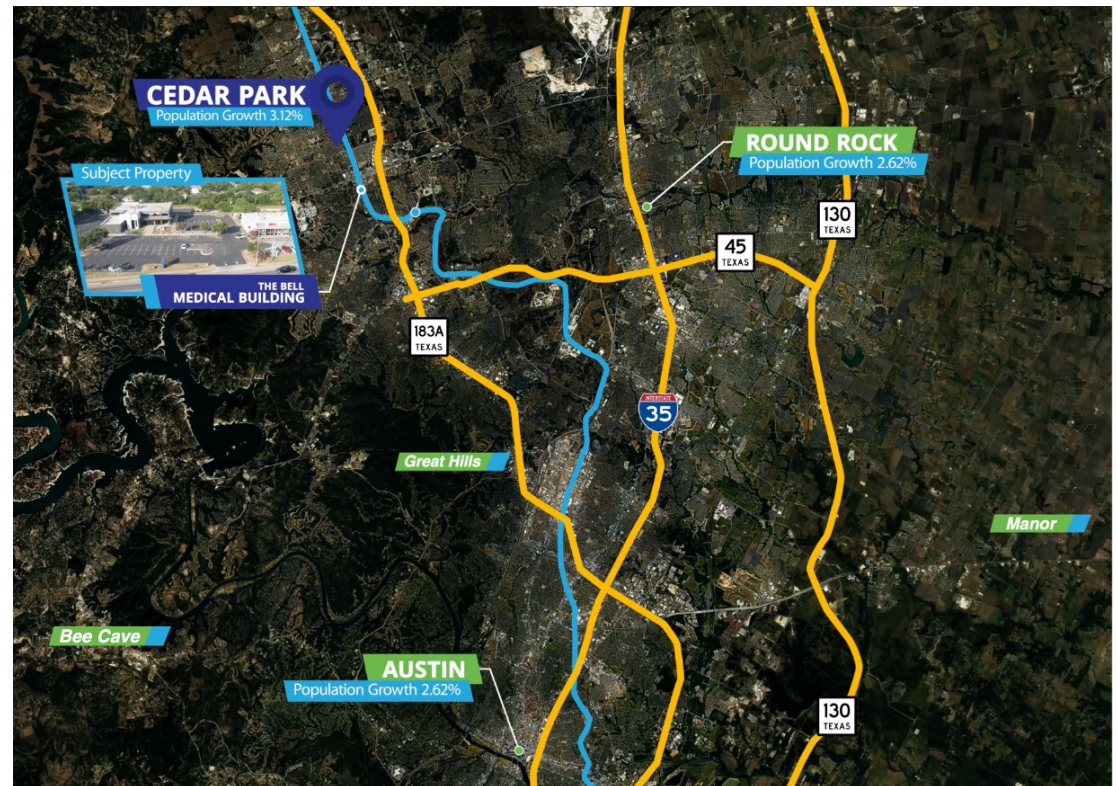


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## PROPERTY HIGHLIGHTS

- 8,600 SF IMMEDIATELY AVAILABLE ON SECOND LEVEL
- CEDAR PARK REGIONAL MEDICAL CENTER URGENT CARE OPENING FALL 2024 WITH A 12,000 FACILITY ON FIRST FLOOR
- NEW HVAC SYSTEM INSTALLED
- COMPLETED EXPANSION PARKING AREA
- 139 TOTAL PARKING SPACES – 7 per 1,000 SF
- RECENT MODERNIZATION AND MAJOR ENERGY SAVING IMPROVEMENTS IN 2022
- STRONG 5-MILE RADIUS IN TRADE AREA - OVER 182,000 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF 132,278
- EASY COMMUTE FROM:
  - NORTH AUSTIN: 15 MINS, 12.6 MI
  - CENTRAL BUSINESS DISTRICT: 22 MINS, 20.7 MI



## AREA TRAFFIC GENERATORS



## DEMOGRAPHIC SNAPSHOT 2022



97,221  
**POPULATION**  
3-MILE RADIUS



\$97,897.00  
**AVG HH INCOME**  
3-MILE RADIUS



50,451  
**DAYTIME POPULATION**  
3-MILE RADIUS

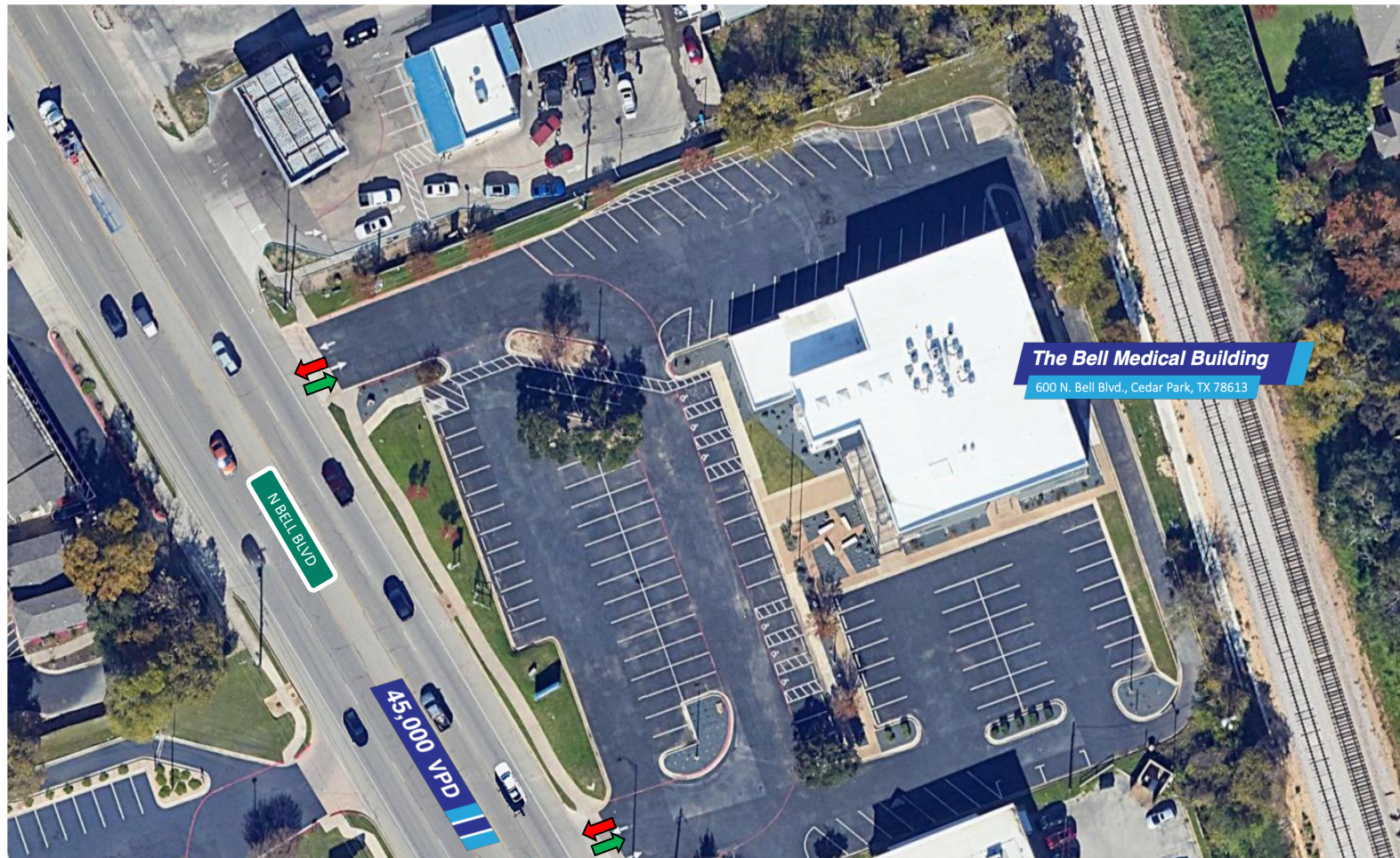


**TRAFFIC COUNTS**  
N Bell Blvd/US-183: 41,532 VPD  
Whitestone Blvd: 40,350 VPD  
(Costar 2022)

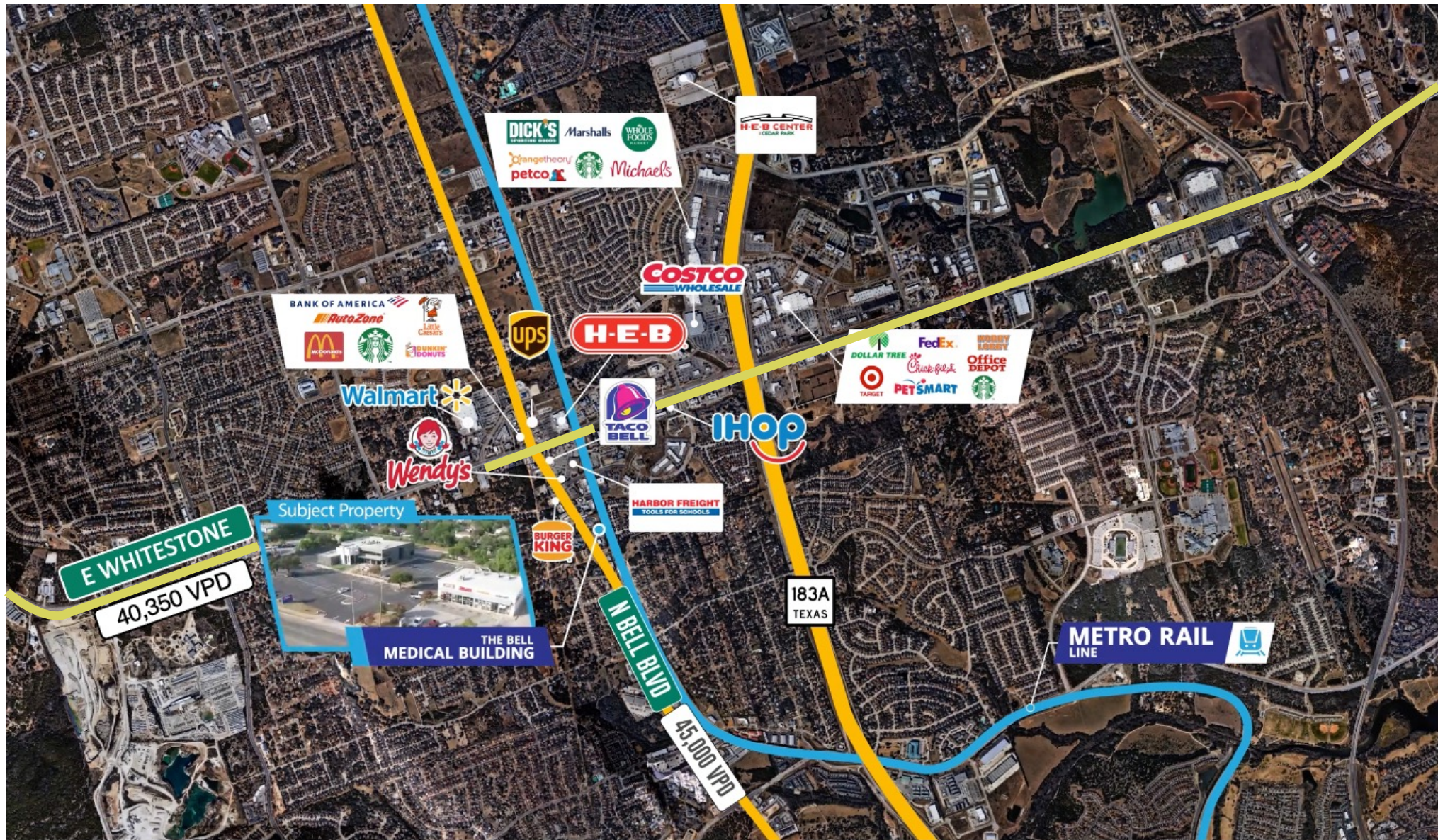


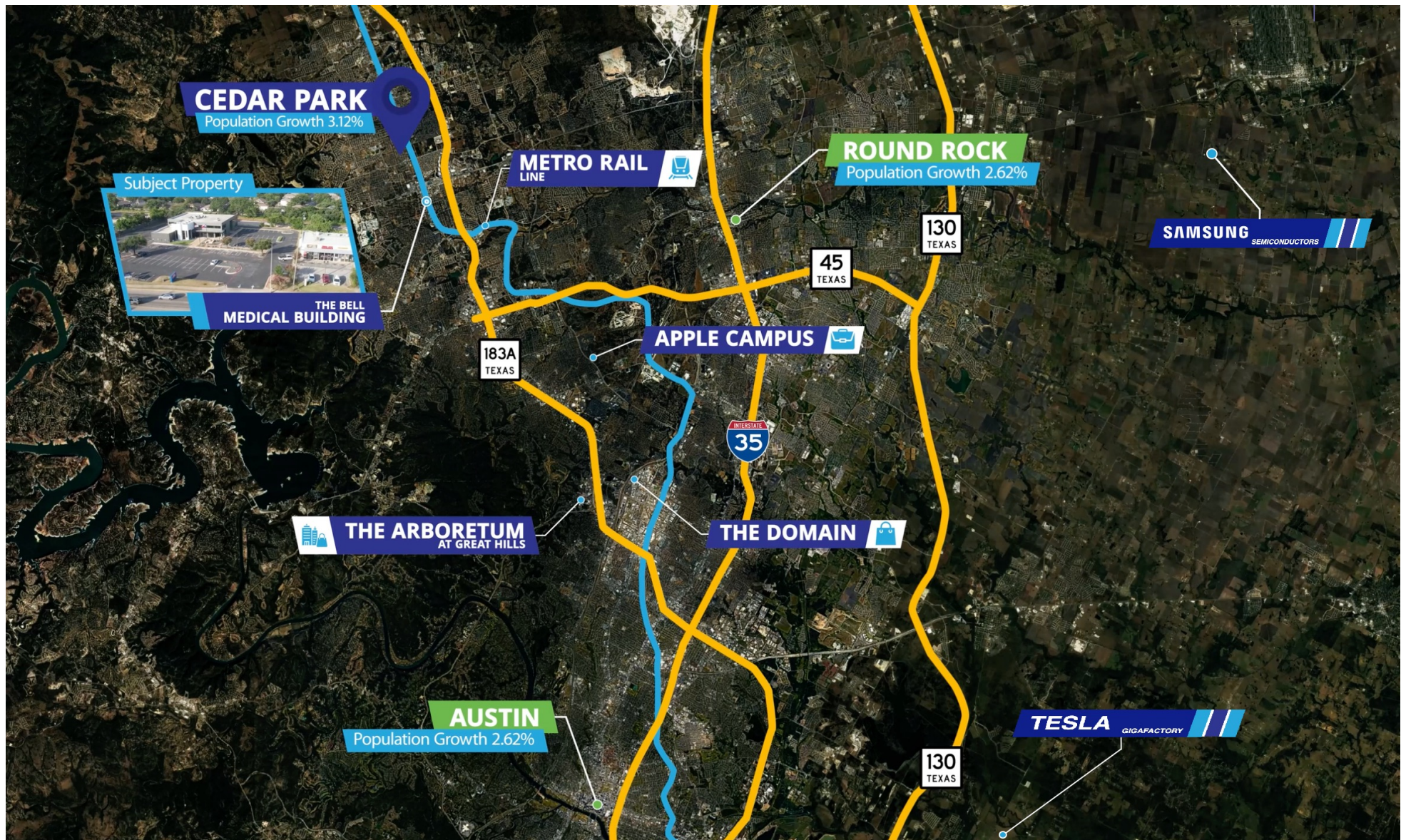
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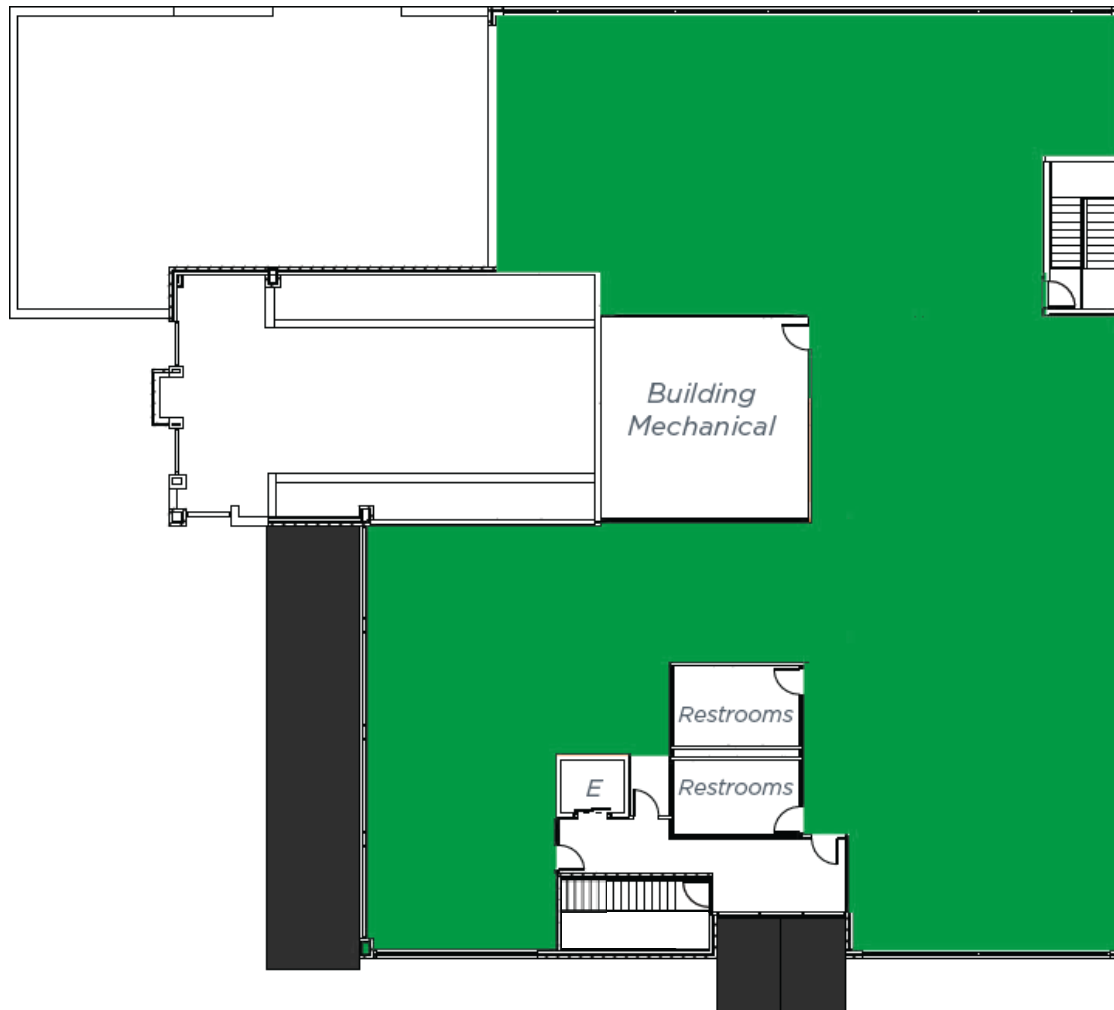






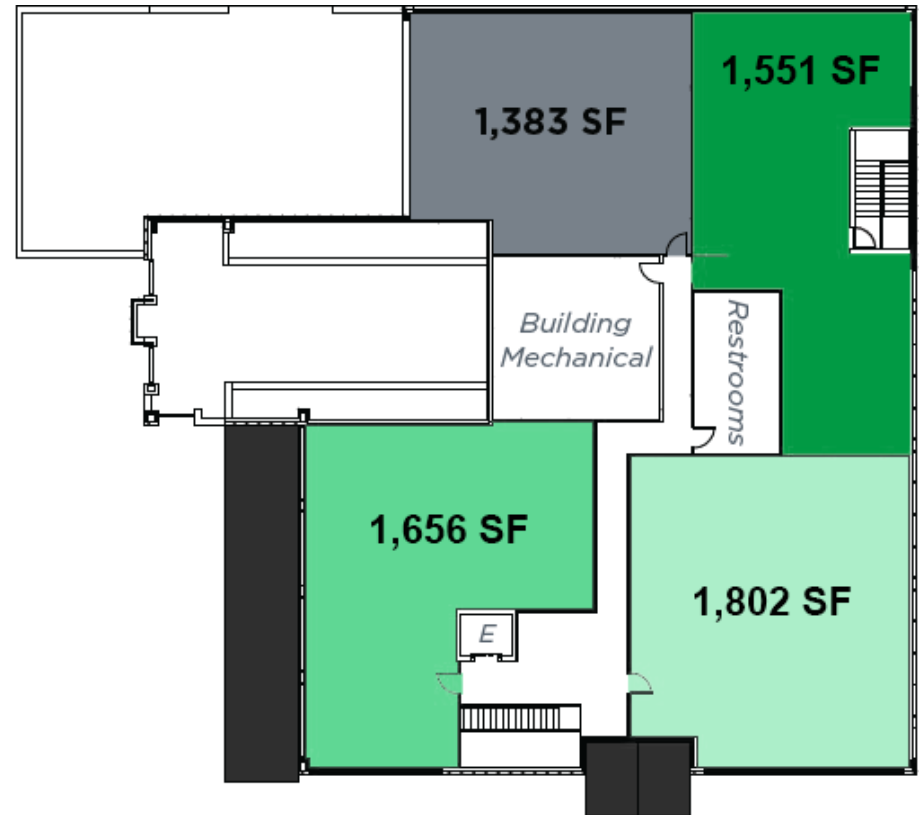
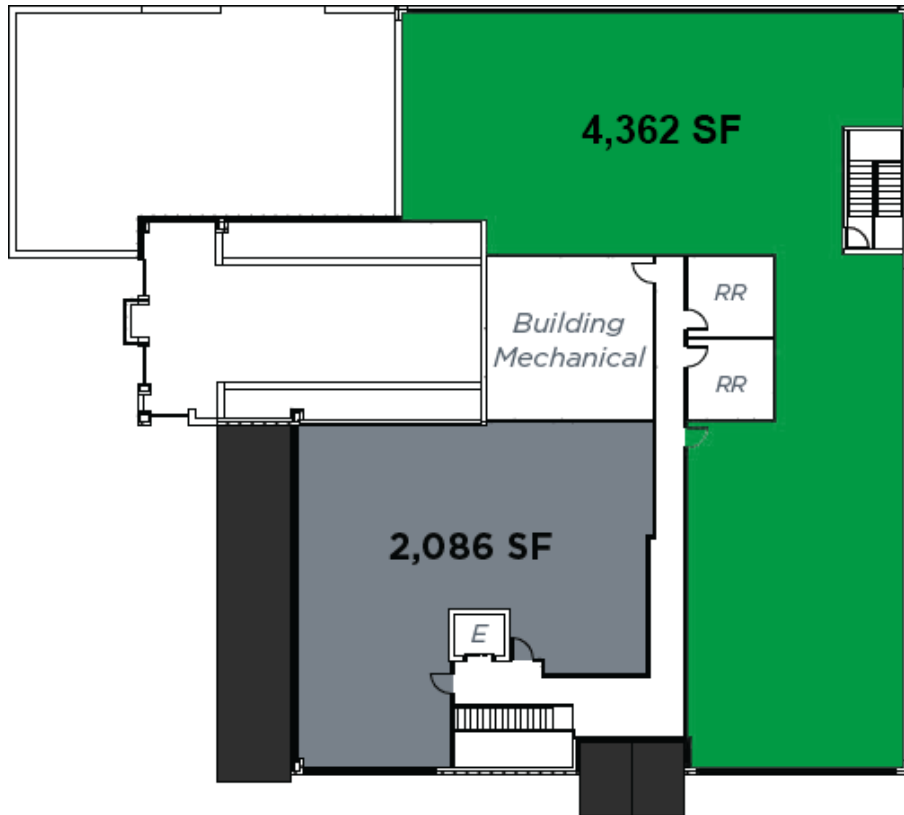
TEST FIT – FULL FLOOR

## 2<sup>nd</sup> FLOOR



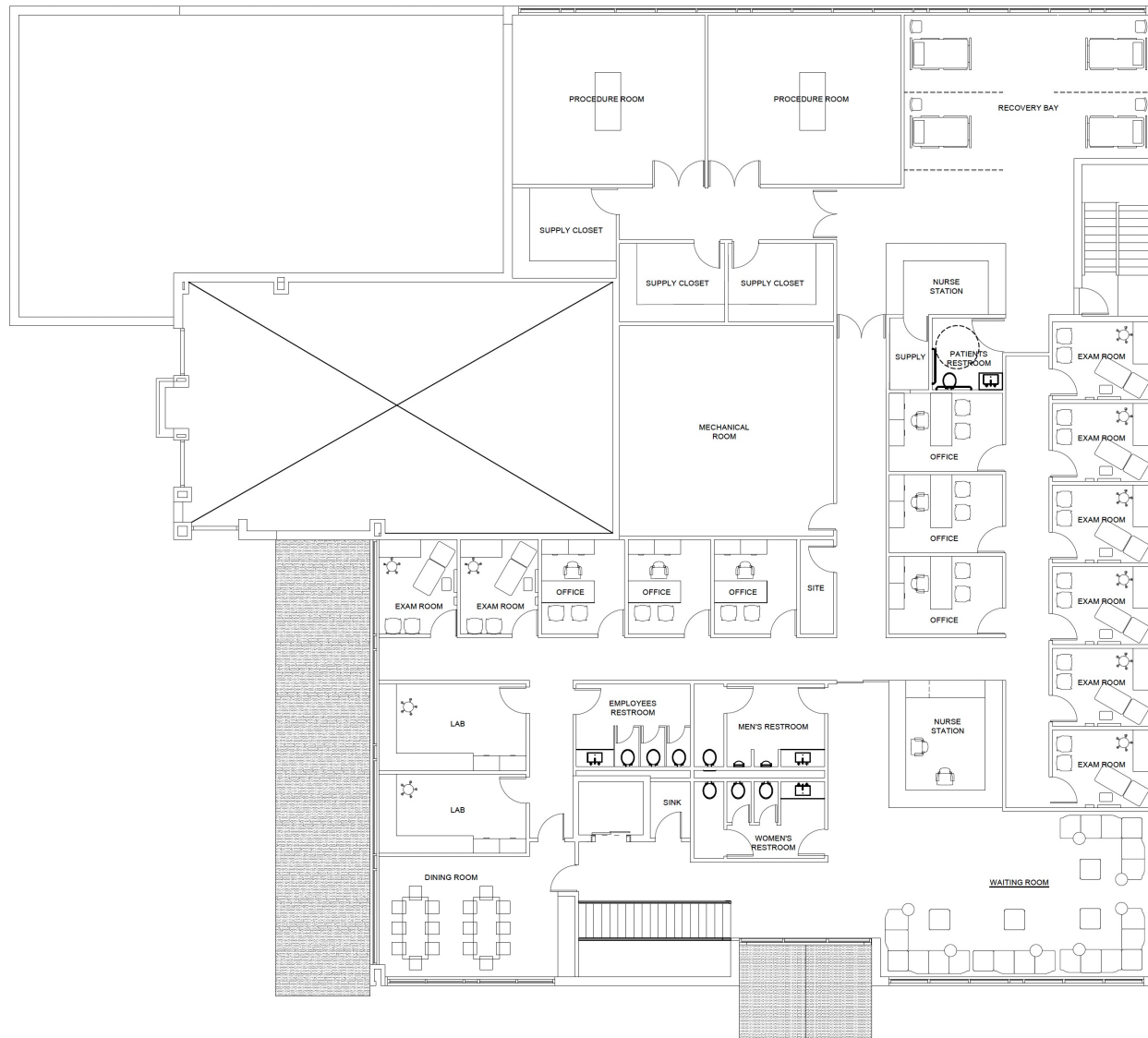
TEST FIT – VARIOUS SIZES

## 2<sup>nd</sup> FLOOR



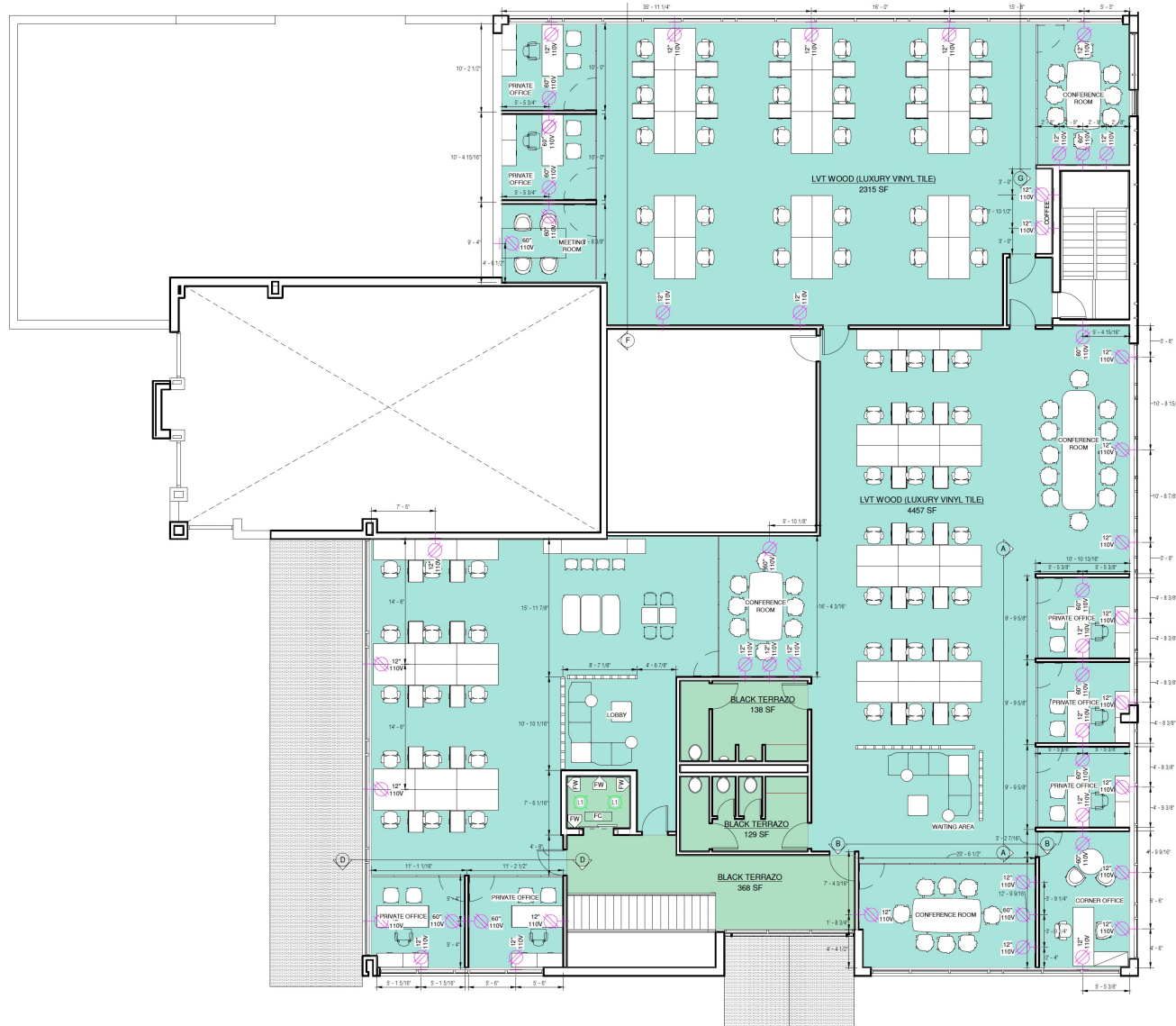
## MEDICAL USE FLOOR PLAN OPTION

### 2<sup>nd</sup> FLOOR



OFFICE USE FLOOR PLAN OPTION

## 2<sup>nd</sup> FLOOR



WHITE SHELL  
2<sup>nd</sup> FLOOR



# DEMOGRAPHICS

