

# ANDERSON ARBOR

13435 N HWY 183  
AUSTIN, TX 78750

RETAIL PROPERTY FOR LEASE

**RICHARD JACKSON**

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**DAVID SPAGNOLO**

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p: 214.824.7888 x1204





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## PROPERTY DESCRIPTION

Anderson Arbor shopping center boasts a strong mix of acclaimed restaurants and internet-resistant service tenants. In addition to serving as an amenity to the nearby, fast-growing, highest-income residents, the center attracts professionals from blue-chip employers in the immediate area: Apple, Google, EA, Ebay, T&C sports complex, and State Farm, etc.

## PROPERTY HIGHLIGHTS

- Located 2.5 miles from Apple's new campus, housing up to 15,000 employees.
- Located near many of Austin's strongest employers (headquarters or major regional offices).
- Surrounded by a diverse population of young, well-educated professionals and a highly skilled labor pool.
- Multiple ingress-egress points and signage opportunities along both Hwy 183 frontage road and Anderson Mill Rd.

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## OFFERING SUMMARY

Available SF:	953 - 3,607 SF
Building Size:	89,746 SF
Vehicles Per Day:	Research Boulevard 172,828 VPD Anderson Mills Road 29,865 VPD
Major Tenants:	Kerbey Lane, Salon Republic, Ashleys Playhouse, The Melting Pot

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$116,350	\$142,021	\$158,640
Total Population	14,808	110,139	232,676
Total Households	6,742	47,676	95,934



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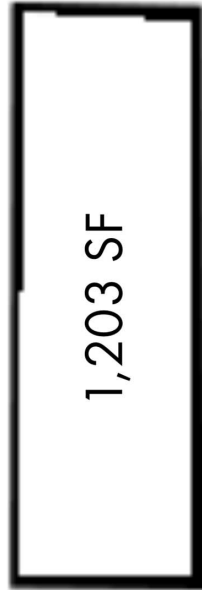
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# ANDERSON ARBOR

210, 295 N HWY 183 , AUSTIN, TX 78750



1,203 SF



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Suite 210  
1,203 SF  
13435 N HWY 183 , Austin,  
TX 78750



2,953 SF



WHITESTONE REIT

Suite 295  
2,953 SF  
13435 N HWY 183 , Austin,  
TX 78750

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# ANDERSON ARBOR

250, 408 N HWY 183 , AUSTIN, TX 78750

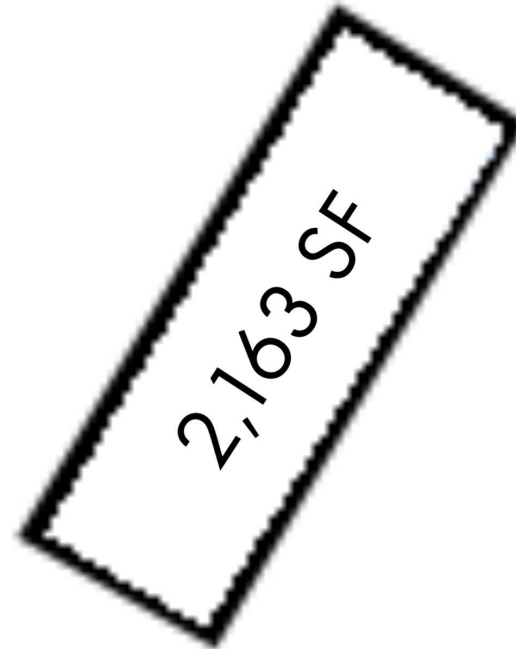


SUITE  
250



WHITESTONE REIT

Suite 250  
3,607 SF  
13435 N HWY 183 , Austin,  
TX 78750



2,163 SF



WHITESTONE REIT

Suite 408  
2,163 SF  
13435 N HWY 183 , Austin,  
TX 78750

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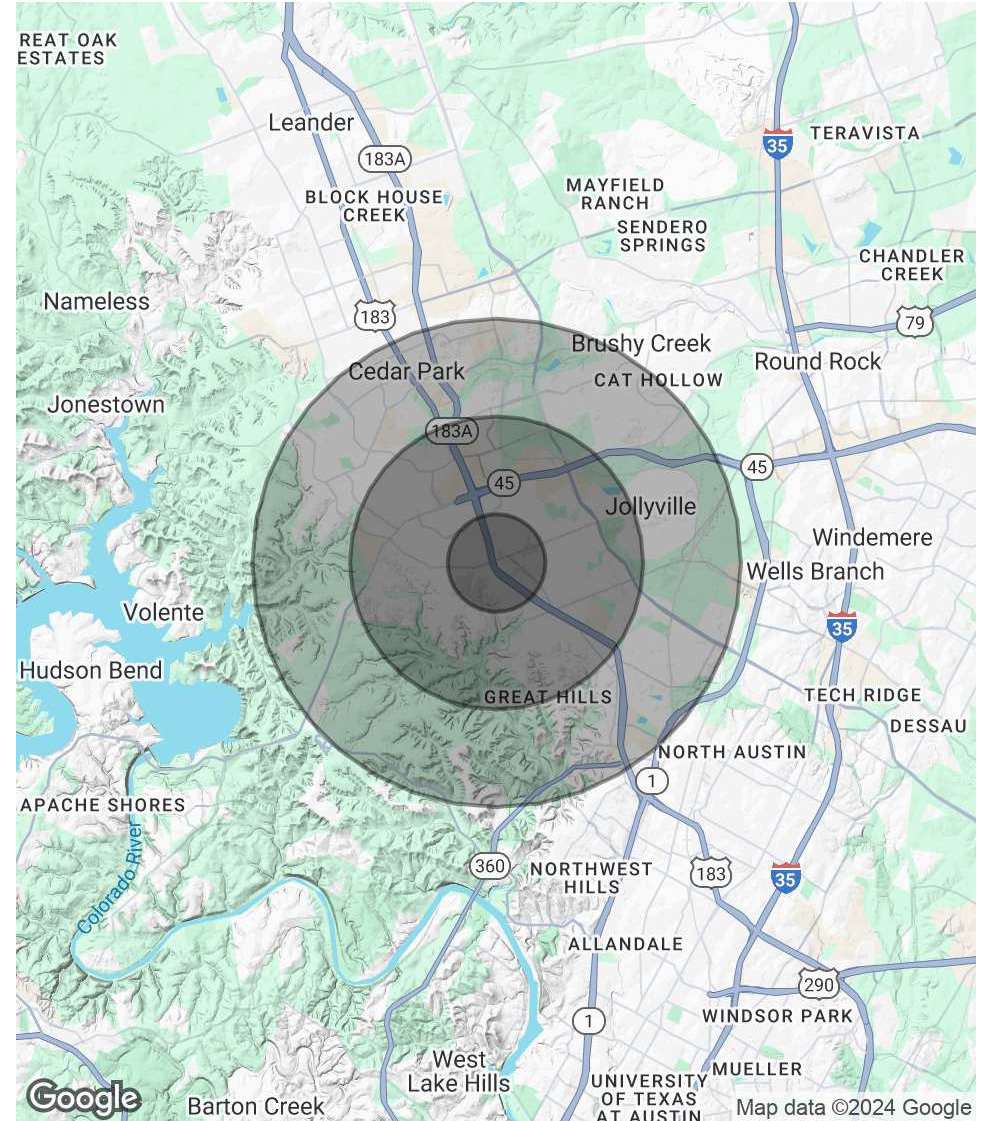
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,808	110,139	232,676
Average Age	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,742	47,676	95,934
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$116,350	\$142,021	\$158,640
Average House Value	\$521,562	\$557,646	\$600,115

\* Demographic data derived from 2020 ACS - US Census



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