

THE HOME DEPOT
BEST BUY
BED BATH & BEYOND
five BELOW
Marshalls
OLD NAVY

SPROUTS
FARMERS MARKET
Total Wine
SPIRITS • BEER & MORE
PETSMART

EZ PAWN

Church's
CHICKEN

H-E-B
24 Hour FITNESS
T-Mobile
Jack in the Box
Wendy's
PETCO
Jason's Deli
TWIN LIQUORS
FINE WINE & SPIRITS

IN-N-OUT BURGER
EXXON

Little Caesars
Auto Zone

Advance
Auto Parts

SUBJECT PROPERTY

FOR LEASE

CAMERON STATION

5403 Cameron Rd
Austin, TX 78723

ALEX PROVOST
Managing Principal
(512)-216-5495
ap@alpharetx.com
LIC #2000077



ALPHA
REAL ESTATE ADVISORS



AQUISITION SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Triple Nets :	Estimated \$15 PSF
Available SF:	2,267 SF
Lot Size:	.46 AC
Building Size:	5,538 SF
Year Built	2005

PROPERTY DESCRIPTION

Alpha Real Estate Advisors is pleased to exclusively offer for Lease 5403 Cameron Road, Austin, TX 78723 ("The Subject Property"). The subject property is located adjacent to a Target Anchored Power Center and is located in close proximity to many national retailers and delivers strong vpd counts. Please contact Alex Provost for more information.

HIGHLIGHTS:

- 16,779 VPD on Cameron Road
- On-site Parking
- Surrounding Tenants perform extremely well per placer.ai
- Located within a growing submarket in the Austin MSA



LEASE SPACES



LEASE INFORMATION

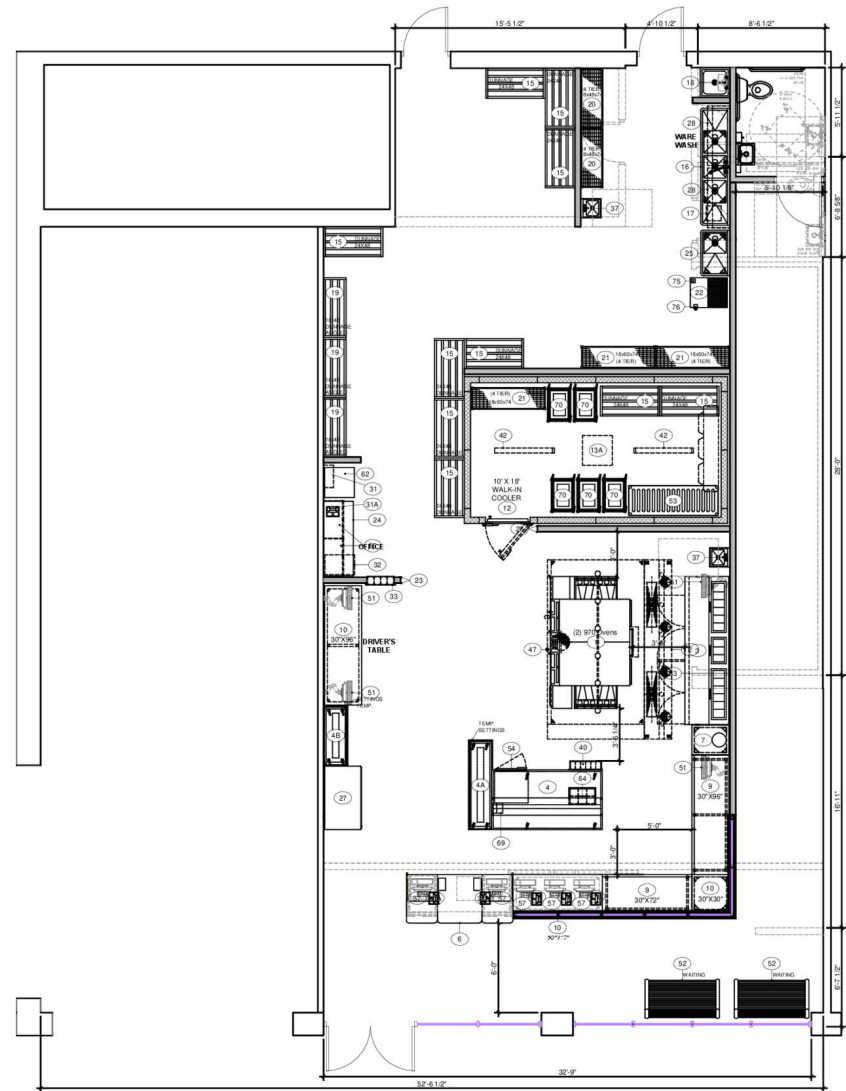
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,267 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Vacancy	Available	2,267 SF	NNN	Negotiable	Available Immediately, previously occupied by Papa John's



FLOOR PLAN - VACANCY



AUSTIN, TEXAS	
5403 CAMERON RD. AUSTIN, TEXAS	CONTACT NAME CONTACT PHONE NUMBER CONTACT EMAIL
2,095 SQ. FT.	11/9/16



NEARBY RETAILER PLACER.AI DATA



RANKINGS AND TRAFFIC:

National: Top 98% Percentile

State: Top 98% Percentile

50-Mile Radius: Top 98% Percentile

The McDonald's neighboring the Subject Property received 389.3k visits from 174.6k unique visitors within the past twelve months with an average dwell time of 33 minutes. **This McDonald's Location ranked in the top 90th percentile in all three geographic metrics.**



RANKINGS AND TRAFFIC:

National: Top 100% Percentile

State: Top 100% Percentile

50-Mile Radius: Highest Trafficked (1/0)

The Foot Locker neighboring the Subject Property received 156.8k visits from 93.9k unique visitors within the past twelve months with an average dwell time of 52 minutes. **This Foot Locker location ranked in the top 90th percentile in all three geographic metrics.**



RANKINGS AND TRAFFIC:

National: Top 96% Percentile

State: Top 97% Percentile

50-Mile Radius: Top 93% Percentile

The Autozone neighboring the Subject Property received 79.9k visits from 51.9k unique visitors within the past twelve months with an average dwell time of 32 minutes. **This Autozone Location ranked in the top 90th percentile in all three geographic metrics.**



NEARBY RETAILER PLACER.AI DATA



RANKINGS AND TRAFFIC:

National: Top 86% Percentile

State: Top 93% Percentile

50-Mile Radius: Highest Trafficked (1/7)

The Church's Chicken neighboring the Subject Property received 49.8k visits from 32.4k unique visitors within the past twelve months with an average dwell time of 29 minutes. **This Church's Chicken is the most visited location within a 50-mile radius from the Subject Property.**

RANKINGS AND TRAFFIC:

National: Top 87% Percentile

State: Top 88% Percentile

50-Mile Radius: Top 98% Percentile

The Walgreens neighboring the Subject Property received 206.4k visits from 109.9k unique visitors within the past twelve months with an average dwell time of 31 minutes. **This Walgreens Location is the second most visited location within a 50-mile radius from the Subject Property.**

RANKINGS AND TRAFFIC:

National: Top 97% Percentile

State: Top 98% Percentile

50-Mile Radius: Top 94% Percentile

The Dollar Tree neighboring the Subject Property received 309.8k visits from 153k unique visitors within the past twelve months with an average dwell time of 31 minutes. **This Dollar Tree Location ranked in the top 90th percentile in all three geographic metrics.**

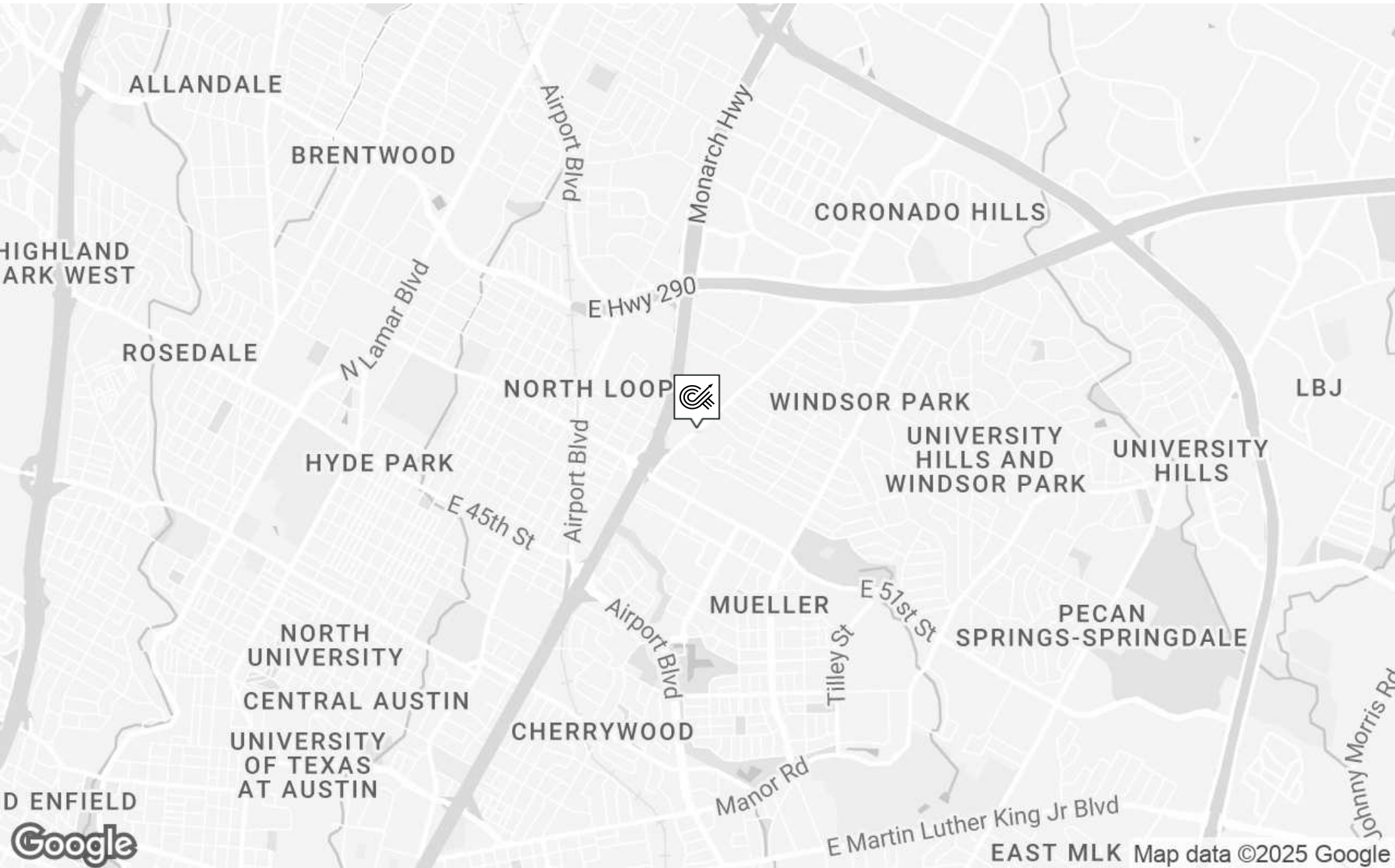


ADDITIONAL PHOTOS





LOCATION MAP





REGIONAL MAP



EXCLUSIVELY LISTED BY

ALEX PROVOST

MANAGING DIRECTOR

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