

LAKEWAY PLAZA

MIXED-USE CENTER

1310 RANCH RD 620 S LAKEWAY, TX 78734

1,115-3,068 SQUARE FEET OF RETAIL/OFFICE SPACE AVAILABLE

152-329 SQUARE FEET OF EXECUTIVE OFFICE SPACE AVAILABLE



EXECUTIVE SUMMARY

OVERVIEW

ADDRESS:	GOOGLE MAPS	1310 RANCH RD 620 S LAKEWAY, TX 78734
AVAILABILITY:		1,115-3,068 SQUARE FEET RETAIL 152-329 SQUARE FEET OFFICES
PROPERTY TYPE:		MIXED-USE CENTER
PROPERTY NAME:		LAKEWAY PLAZA
NEARBY RETAILERS:		H-E-B, HOME DEPOT, SMOOTHIE KING, RAISING CANE'S, TORCHY'S, AND MANY MORE
AS-IS BASE RENT:		\$8.00 - \$28.00 / SF
NNN RATE		\$5.04 PER SF (RETAIL ONLY)

DEMOGRAPHIC SNAPSHOT

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
TOTAL POPULATION	3,903	35,805	71,982
DAYTIME POPULATION	5,997	38,199	68,525
MEDIAN HH INCOME	\$137,561	\$142,639	\$159,698
AVERAGE HH INCOME	\$175,275	\$191,572	\$204,588



VEHICLES PER DAY
47,690

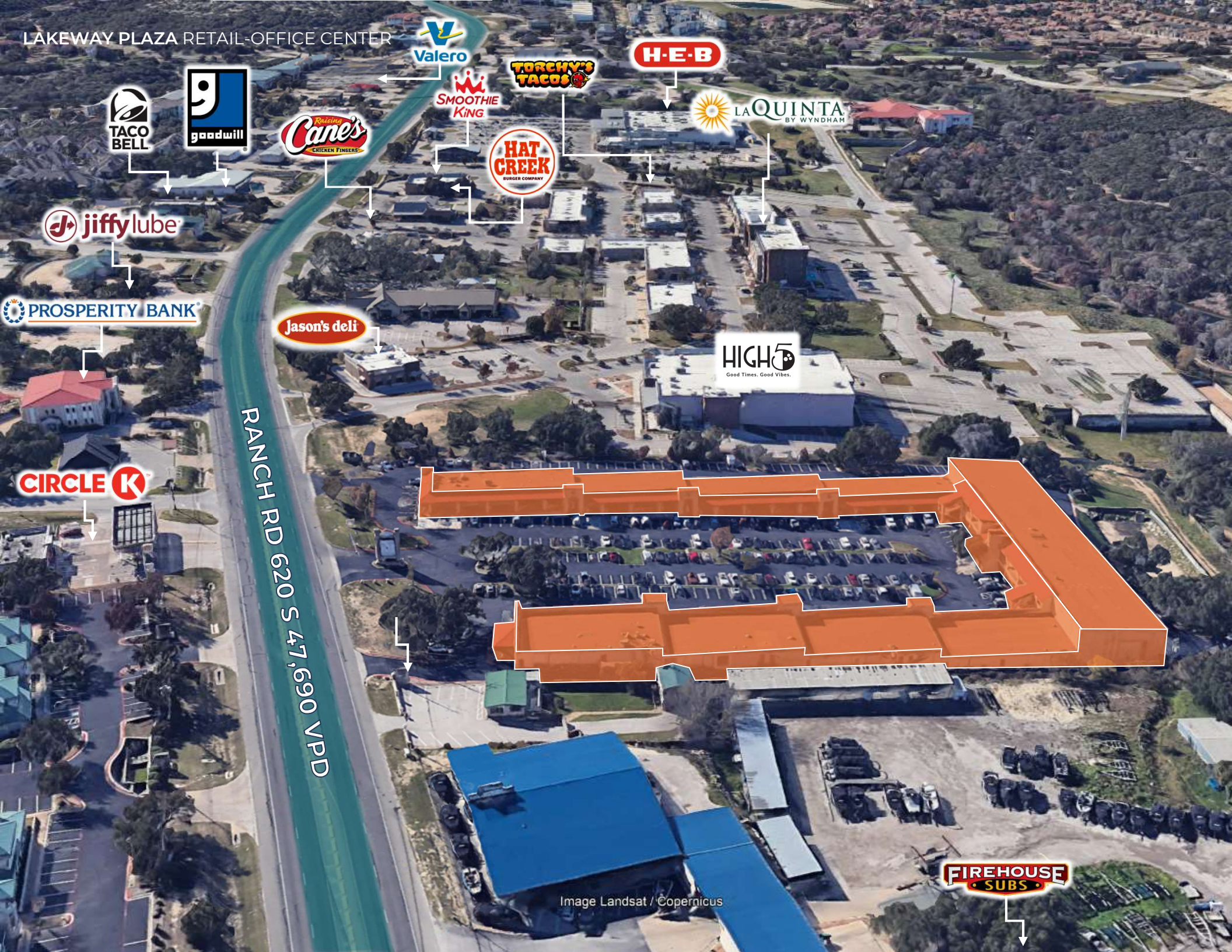


AVERAGE
HOUSEHOLD INCOME
\$191,572 (3-MILE)



LAKEWAY, TX RETAIL
SALES PER CAPITA
\$14,330

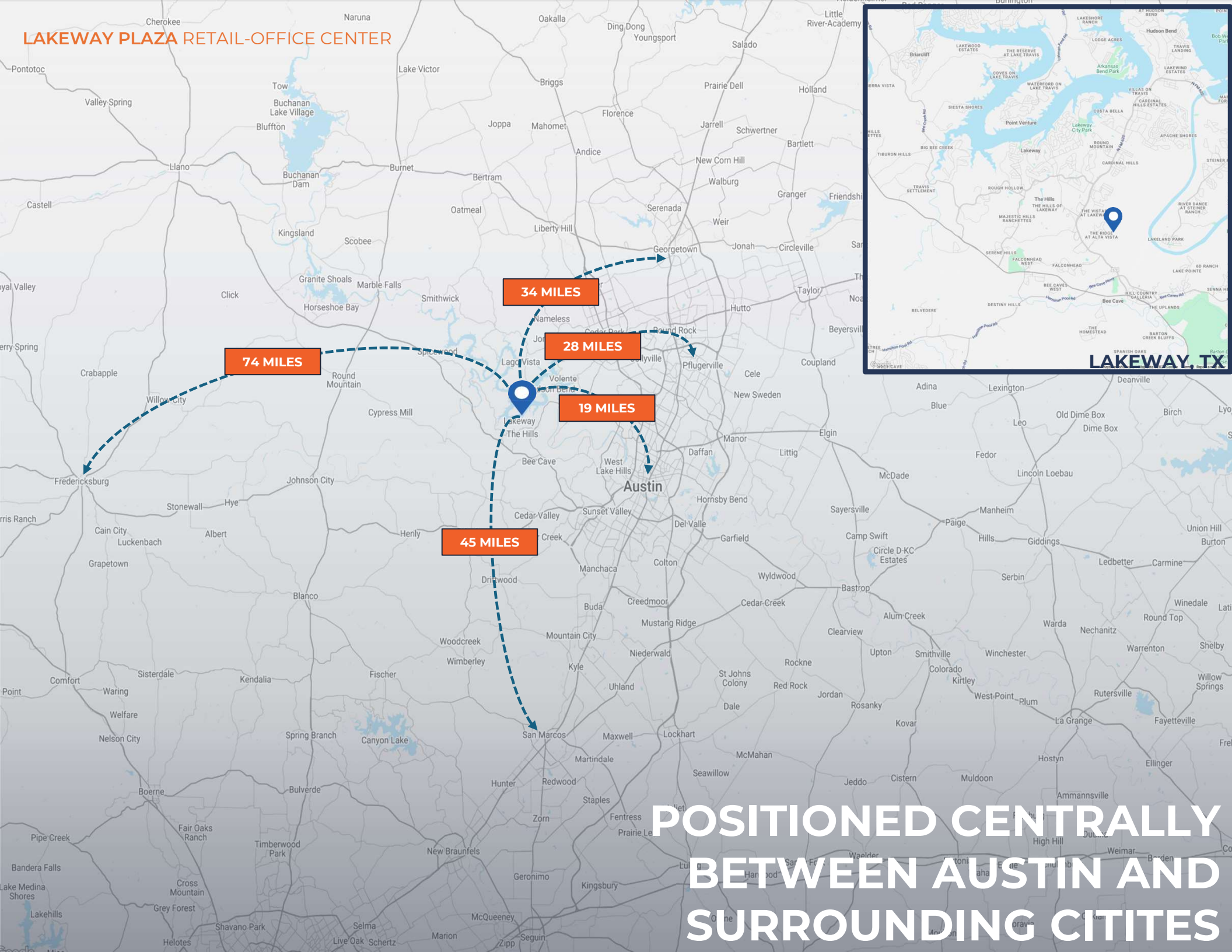
LAKEWAY PLAZA RETAIL-OFFICE CENTER



RANCH RD 620 S 47,690 VPD



LAKEWAY PLAZA RETAIL-OFFICE CENTER



**POSITIONED CENTRALLY
BETWEEN AUSTIN AND
SURROUNDING CITIES**

EXCLUSIVELY LISTED BY

MARIO MARTINEZ

COMMERCIAL ASSOCIATE

(903) 343-8811

MARIO@GENECOV.COM

CREAGER DAVIS

COMMERCIAL ASSOCIATE

(903) 352-5110

CREAGER@GENECOV.COM

LUKE CUMMINGS

COMMERCIAL TRANSACTIONS MANAGER

(903) 920-1646

LUKE@GENECOV.COM

THE GENECOV GROUP

1350 DOMINION PLAZA

TYLER, TX 75703

(903) 509-8844 EXT. 3

WWW.GENECOV.COM

