



Shops at Tech Ridge Austin, Texas



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Property Overview

Address

12901 I-35 North & Parmer Lane
Austin, TX 78753

Type

Open-Air Shopping Center

GLA

- GLA: 513,215 SF + proposed pad site (possible drive-thru)

Vital Statistics

- 3 multi-tenant pylons at Shops at Tech Ridge
- Excellent site access from I-35 Frontage Road & Center Ridge Drive

- Shopping center is located in Travis County
- Over 750,000 SF of additional retail at this intersection including: Walmart Supercenter, Lowe's, Kohl's, Home Depot, JC Penney
- Shops at Tech Ridge ranked one of the largest retail centers in Austin by ABJ
- The population of Austin is projected to increase 98.5% to over 4 million people by 2040, leading the nation in projected population growth according to American Business Journals
- Currently Austin Metro Area has a population of over 2 million people

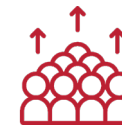
Current Tenants



Area Demographics



Population
1 Mile: 7,700
3 Mile: 128,000
5 Mile: 290,200



Daytime Population
1 Mile: 7,600
3 Mile: 67,500
5 Mile: 185,200



Median Age
1 Mile: 31
3 Mile: 34
5 Mile: 34



Number of HH
1 Mile: 4,000
3 Mile: 56,700
5 Mile: 126,500



Average HH Income
1 Mile: \$124,300
3 Mile: \$106,300
5 Mile: \$106,600



Median HH Income
1 Mile: \$86,518
3 Mile: \$83,700
5 Mile: \$84,500



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Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

A.	P. Terry's	1,100 SF	120	Avis Budget	2,800 SF	1305A	My Eyelab	2,380 SF
B1.	Aspen Dental	3,500 SF	200	Available	12,000 SF	1315	Jersey Mike's	1,260 SF
B2.	Summer Moon Coffee	2,701 SF	G300	Floor & Decor	77,958 SF	1320	Available (49.33' x 70')	3,453 SF
C.	Raising Cane's	2,683 SF	G301	Couch Potatoes Furniture	92,706 SF	1330	Baylor Scott & White Rehabilitation	2,300 SF
D.	Kublai Khan Mongolian Grill & Sushi Bar	3,695 SF	400	Melrose Family Fashions	10,000 SF	1500	Verizon	2,355 SF
E	CVS Kindey Care	13,000 SF	405	Casa Mia Furniture	4,098 SF	1520	SuperCuts	1,200 SF
G1	Freebirds World Burrito	2,600 SF	500	Ross Dress for Less	30,114 SF	1540	Bep Saigon	3,240 SF
G2	Jimmy John's	2,600 SF	600	fiveBelow	11,100 SF	1800	Zale's Diamond Store	3,019 SF
G4	Niki's Pizza	1,800 SF	605	New South Windows	20,000 SF	1805	James Avery Jewelry	2,600 SF
G5	Masala Wok	2,948 SF	700	PetSmart	19,252 SF	1820	Tsaocaa Tea	1,500 SF
G100	Tip & Toe Spa	2,500 SF	800	Fresh International Market	49,130 SF	1830	Sankalp Indian Restaurant	3,800 SF
100	Tip & Toe Spa	1,563 SF	900	Fitness Connection	55,000 SF	1845	Manpower	2,800 SF
110	Dollar Tree	9,546 SF	1000	Available	38,991 SF	1850	Wayback Burger	1,633 SF
115	Available	10,587 SF	1305	Mattress Firm	4,000 SF			

