

## Lakeway Commons



### OFFERING SUMMARY

Available SF:	1,197 - 4,530 SF
Lease Rate:	\$19.00 - 30.00 SF/yr (NNN)
Lot Size:	8.54 Acres
Year Built:	1998
Building Size:	60,907 SF
Zoning:	C-1

### PROPERTY OVERVIEW

Lakeway Commons offers shopping and dining in a beautiful Hill Country setting. Located at the corner of Ranch Road 620 and Lakeway Boulevard, the center is in the heart of Lakeway with easy access from both roadways. The center offers both retail and restaurant space. Current tenants include Spa at the Lake, SP Brazilian Steak House, Finley's Barber Shop, Verona Ristorante and Castro Nova.

### PROPERTY HIGHLIGHTS

- Affluent Regional Submarket
- RR 620 Frontage
- Signalized intersection
- Located at main entrance to Lakeway
- 2 ingress & egress points from RR 620
- Large outdoor patio opportunities

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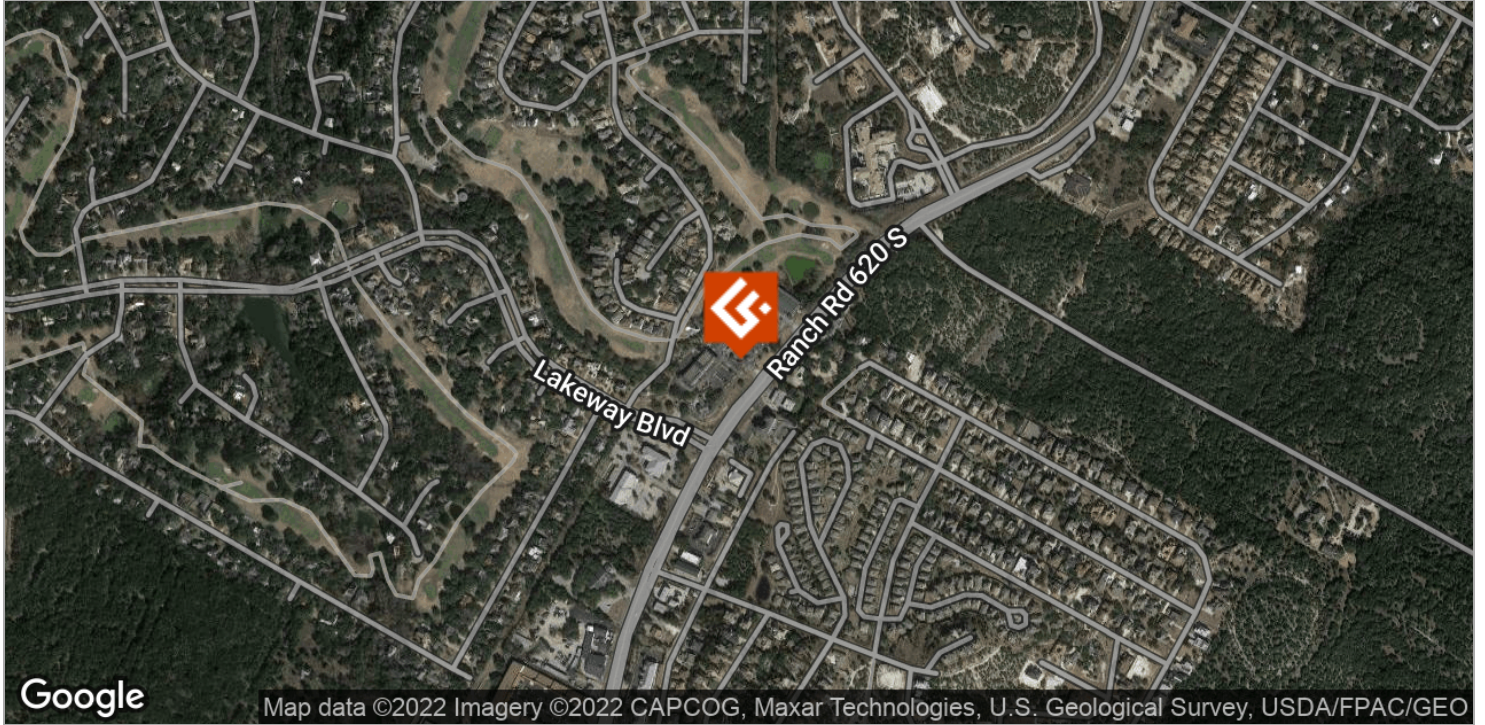
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LEASE TYPE NNN | TOTAL SPACE 1,197 - 4,530 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$19.00 - \$30.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-106	Available	4,530 SF	NNN	\$30.00 SF/yr	2nd generation restaurant with 2,256sf patio overlooking The Hills of Lakeway - Yaupon.
B-100	Available	2,230 SF	NNN	\$26.00 SF/yr	Great retail space on the endcap.
B-110	Available	1,819 SF	NNN	\$26.00 SF/yr	Great inline retail space.
C-100	Available	1,200 SF	NNN	\$26.00 SF/yr	Great retail endcap space.
C-204	Available	1,200 SF	NNN	\$19.00 SF/yr	Office/Medical space.
C-105	Available	1,197 SF	NNN	\$26.00 SF/yr	Office/Medical space.
A-100	Available	1,440 SF	NNN	\$28.00 SF/yr	Great retail endcap space.
C-101	Available	1,207 SF	NNN	\$28.00 SF/yr	Nice inline retail space.
B-102	Available	1,637 SF	NNN	\$28.00 SF/yr	Nice inline retail space.

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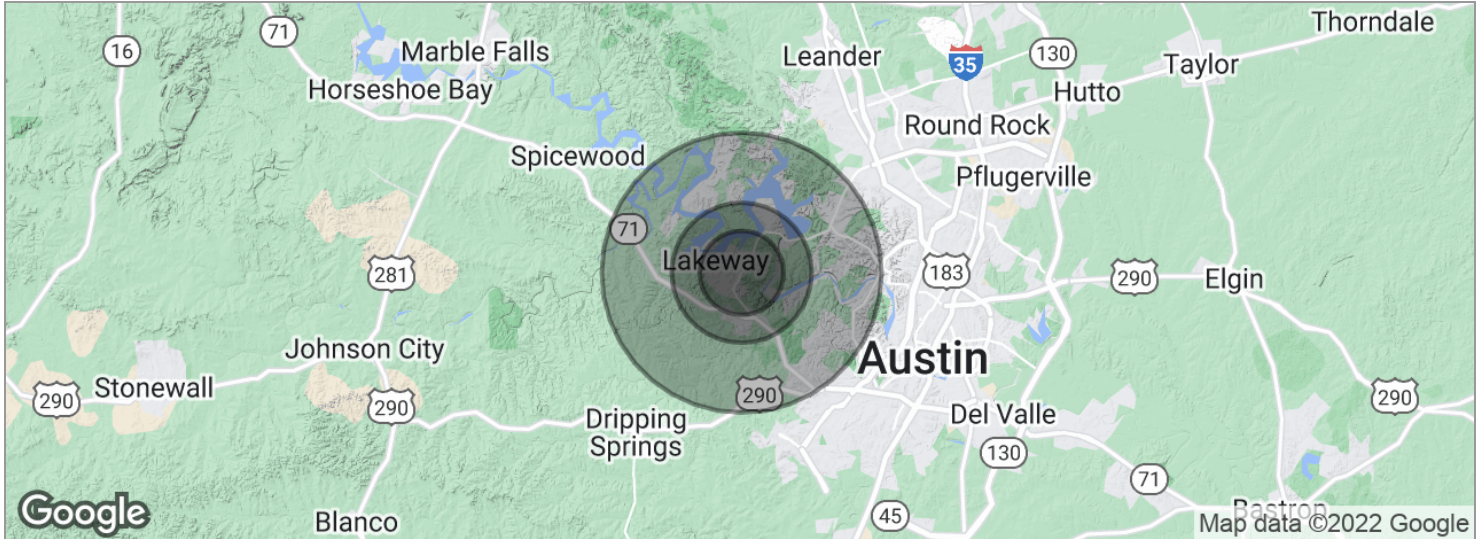
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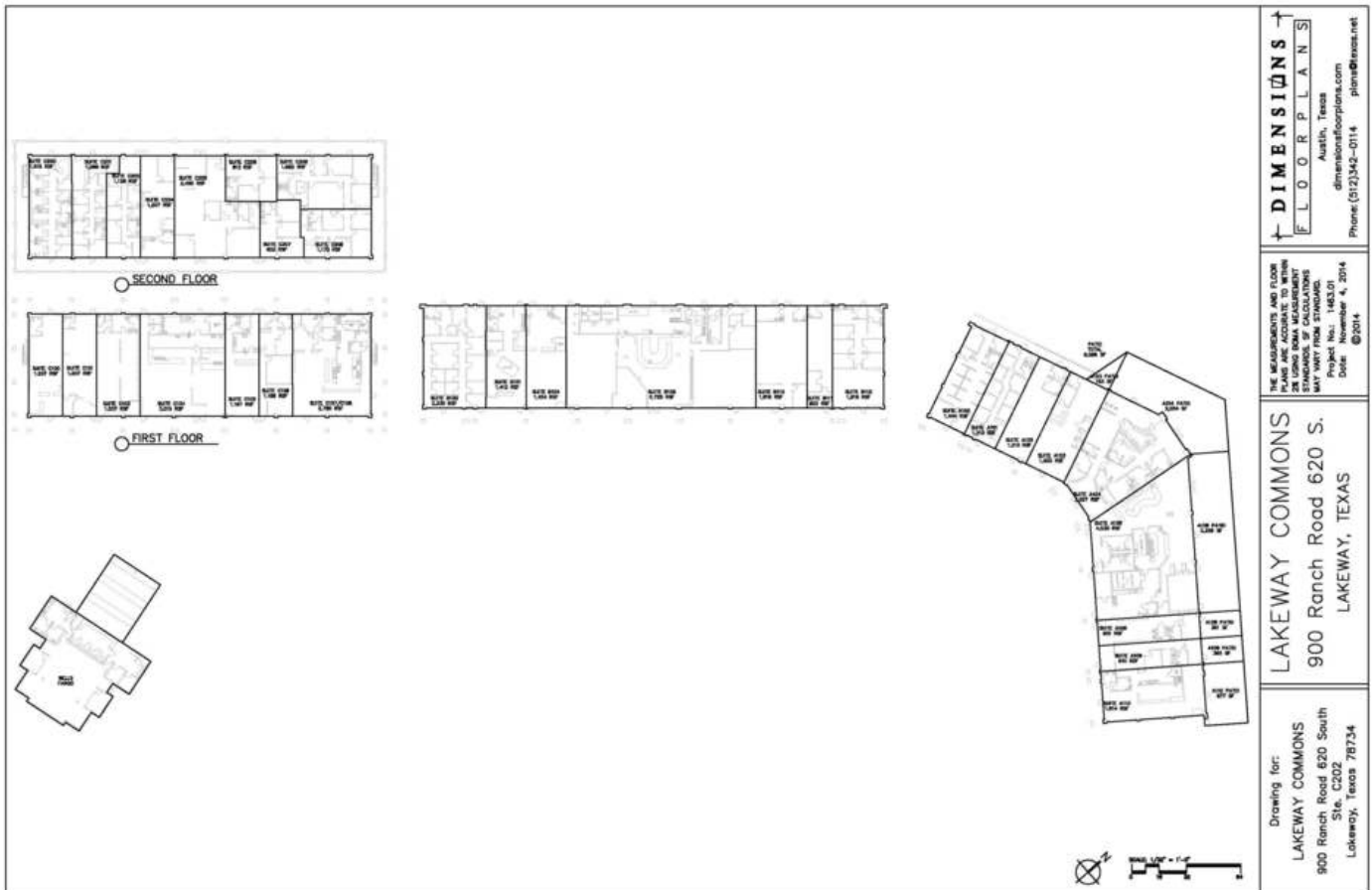


POPULATION	3 MILES	5 MILES	10 MILES
Total population	21,061	38,754	122,790
Median age	43.1	41.1	39.2
Median age (Male)	42.0	40.5	38.6
Median age (Female)	44.3	42.0	39.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8,343	14,806	47,254
# of persons per HH	2.5	2.6	2.6
Average HH income	\$126,624	\$128,435	\$129,105
Average house value	\$404,264	\$410,930	\$416,731

\* Demographic data derived from 2020 ACS - US Census

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