



**SOUTHRIDGE PLAZA** | 500 W WILLIAM CANNON DR., AUSTIN, TX 78745

**Features**

- 2nd generation medical space available for immediate occupancy
- Easy access with entrances to S 1st and William Cannon
- Ample parking with pylon signage opportunities

**FOR LEASE**

MIN CONTIGUOUS SF: 1,300  
 MAX CONTIGUOUS SF: 46,096  
 CONTACT FOR MORE INFORMATION  
 NNN: \$7.24 PER SF/YR EST.

**Traffic Counts**

William Cannon	30,526 VPD
South 1st	20,441 VPD

**Demographics**

YEAR: 2018	1 MILE	3 MILES	5 MILES
Total Population	21,926	139,524	309,254
Daytime Population	14,346	114,192	269,314
Average HH Income	\$56,864	\$65,033	\$77,776
Total Households	9,216	55,574	130,333

**Area Retailers & Businesses**



**Cameron Longmire**

Associate  
 512.482.6106  
 clongmire@weitzmangroup.com

**Gabe Sanchez**

Senior Vice President  
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 gsanchez@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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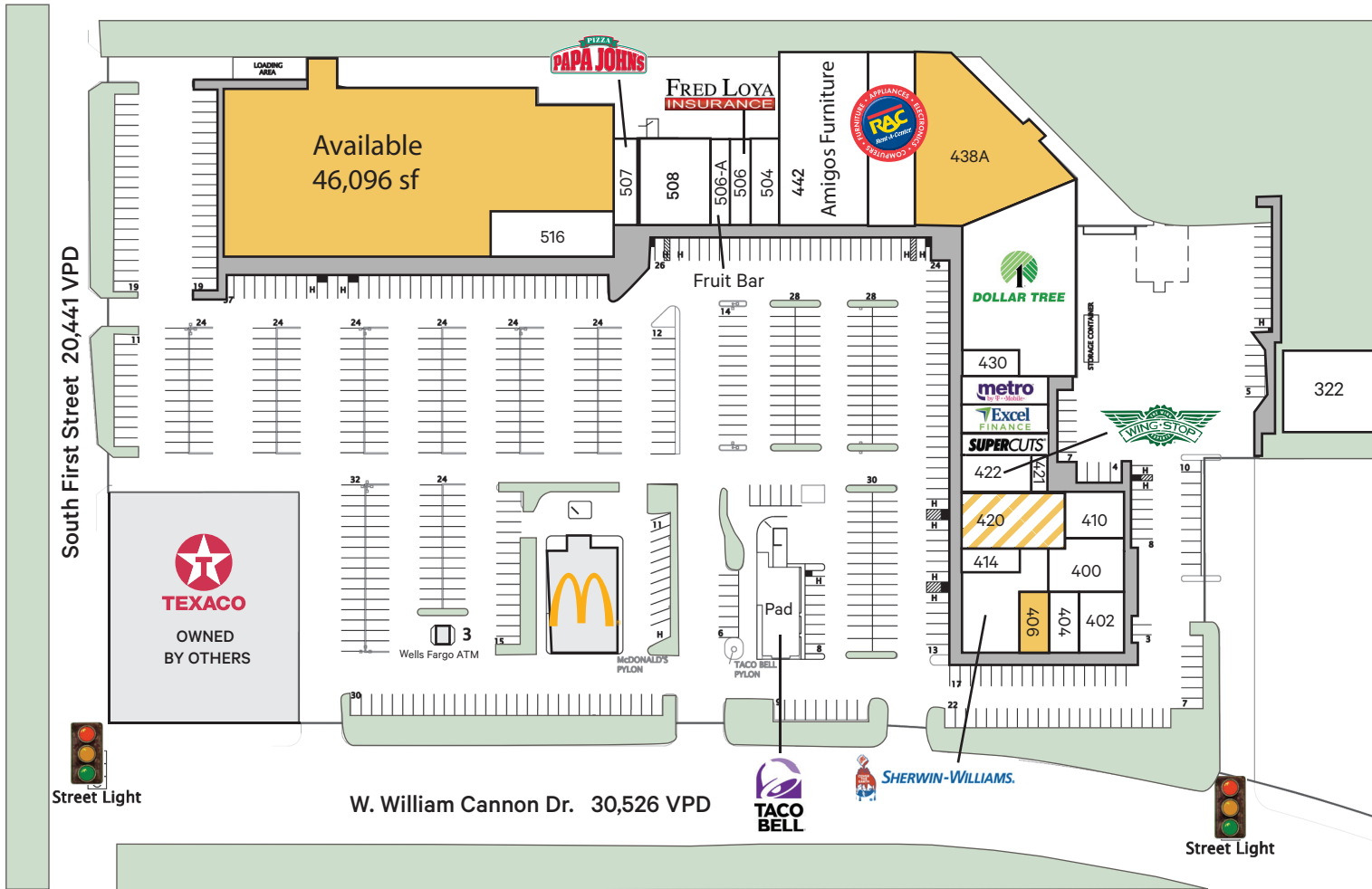
Available Space	
406	1,300 sf
420	4,500sf (Occupied but available 2nd gen restaurant)
438A	13,544sf
Box	46,096sf (Available 4/1/20)

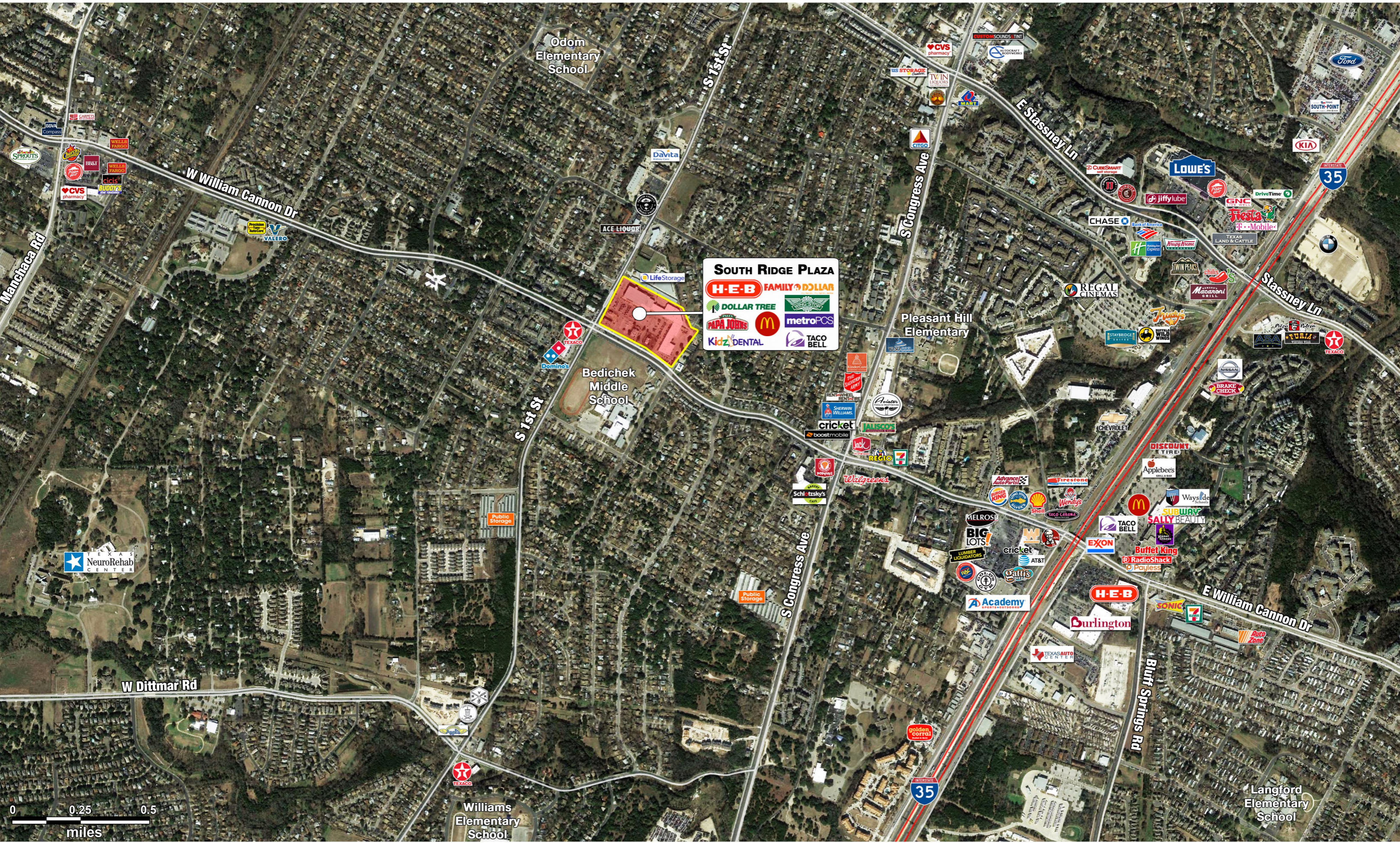
## Current Tenants

322	Training Wheels Learning Center	5,000 sf
402	Tortilla Rio Grande	2,111 sf
404	Rick's Cleaners	1,352 sf
408	Sherwin Williams	4,335 sf
400	Zumba Studio	2,439 sf
410	Zumba Studio	2,000 sf
414	Pet Groomer	1,063 sf
420	Taiwan Restaurant**	4,246 sf
430	US Nail	1,250 sf
421	No Front	450 sf
422	Wingstop	1,800 sf
424	Supercuts	1,500 sf
426	Excel Finance	1,875 sf
428	Metro by T-Mobile	1,800 sf
434B	Dollar Tree	13,975 sf
438B	Rent-A-Center	6,000 sf
442	Amigos Furniture	11,400 sf
504	Republic Finance	1,776 sf
506	Fred Loya Insurance	1,111 sf
506A	Fruit Bar	1,111 sf
507	Papa John's	1,400 sf
508	My Hanger	5,040 sf
516	TW Lone Peak Dental	3,838 sf
Pad	Taco Bell	2,423 sf
Pad	McDonald's	4,050 sf
	Well's Fargo ATM	137 sf

\*\* Available 2nd gen restaurant

\*At Lease





# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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