

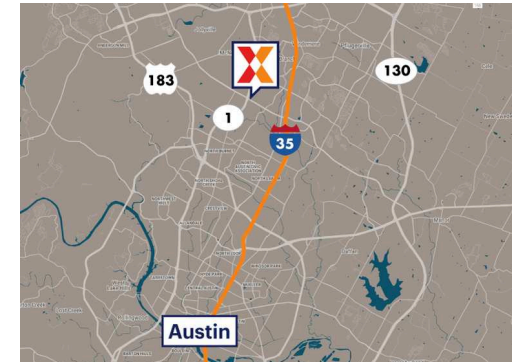


Austin-Round Rock-Georgetown, TX

## PARMER CROSSING

30.421943, -97.701317  
2500 West Parmer Lane and 12611 North Mo-Pac Expressway | Austin, TX 78727

**CENTER SIZE:** 163,712 SF



| DEMOGRAPHICS | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------|----------|----------|----------|
| 👤👤👤          | 15,089   | 105,103  | 306,151  |
| 🏠            | 7,043    | 47,977   | 126,818  |
| 💰            | \$80,210 | \$81,491 | \$83,554 |

Commercial space in densely populated area of 105,000+ residents and a daytime population of 113,000+ within 3 miles

Conveniently accessible retail space with high visibility from 95,000+ vehicles daily from Route 1 and served by last northbound toll-free exit

Close proximity to Samsung Austin Semiconductor which employs 2,500+ people

Available space for small business

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AVAILABLE SPACE

12 2,604 SF

PAD OPPORTUNITIES

PAD A 20,000 SF

CURRENT RETAILERS

|          |                        |           |
|----------|------------------------|-----------|
| N.A.P.   | Fry's Electronics      |           |
| N.A.P. 1 | Fire Station           |           |
| N.A.P. 2 | BuyBacks Entertainment |           |
| N.A.P. 3 | Compass Bank           |           |
| N.A.P. 4 | Jiffy Lube             |           |
| N.A.P. 5 | Taco Cabana            |           |
| 01       | Planet Fitness         | 23,000 SF |
| 01A      | Mega Furniture         | 29,000 SF |
| 02       | Big Lots               | 33,506 SF |
| 03       | Harbor Freight Tools   | 15,557 SF |
| 04       | Dollar Tree            | 14,735 SF |
| 05       | Half Price Books       | 8,978 SF  |
| 05A      | Desi Brothers          | 11,038 SF |
| 05B      | South ATX Computers    | 1,260 SF  |
| 06       | Sushi Junai 2          | 6,000 SF  |
| 06A      | HobbyTown              | 4,000 SF  |
| 07       | Quality Nails          | 995 SF    |
| 08       | Scrubs & Beyond        | 1,697 SF  |
| 09       | Firestone              | 6,424 SF  |
| 10       | Thundercloud Subs      | 1,303 SF  |
| 11       | Supercuts              | 1,303 SF  |
| 13       | Walgreens              | 2,312 SF  |
| 14       | Garbo's Lobster        | 5,693 SF  |

3039 - 02.13.25