



RETAIL SPACE FOR LEASE
**THE SHOPS AT
ARBOR WALK**
10515 N Mopac Expy, Austin, TX 78759



Shopping Center Overview

- 450,000 SF open air Lifestyle power shopping center serving North Austin communities and offering more than 30 stores and eateries
- Conveniently located at the intersection of N. MoPac Expressway and Braker Lane
- **Next to the DOMAIN**
- Excellent Freeway Visibility
- Pylon Signage Available
- Call for Pricing

Available Space

- ±1,167 SF
- ±4,400 SF (former Gym)

Demographics

	1 mile	3 miles	5 miles
2023 Population	8,933	123,826	305,860
Daytime Pop.	31,099	186,487	384,356
Households	6,064	58,570	139,376
Avg. HH Income	\$117,230	\$110,857	\$115,944

Traffic Counts

MoPac Expressway: 138,799 VPD (TXDOT 2021)
W Braker Lane: 27,035 VPD (TXDOT 2020)

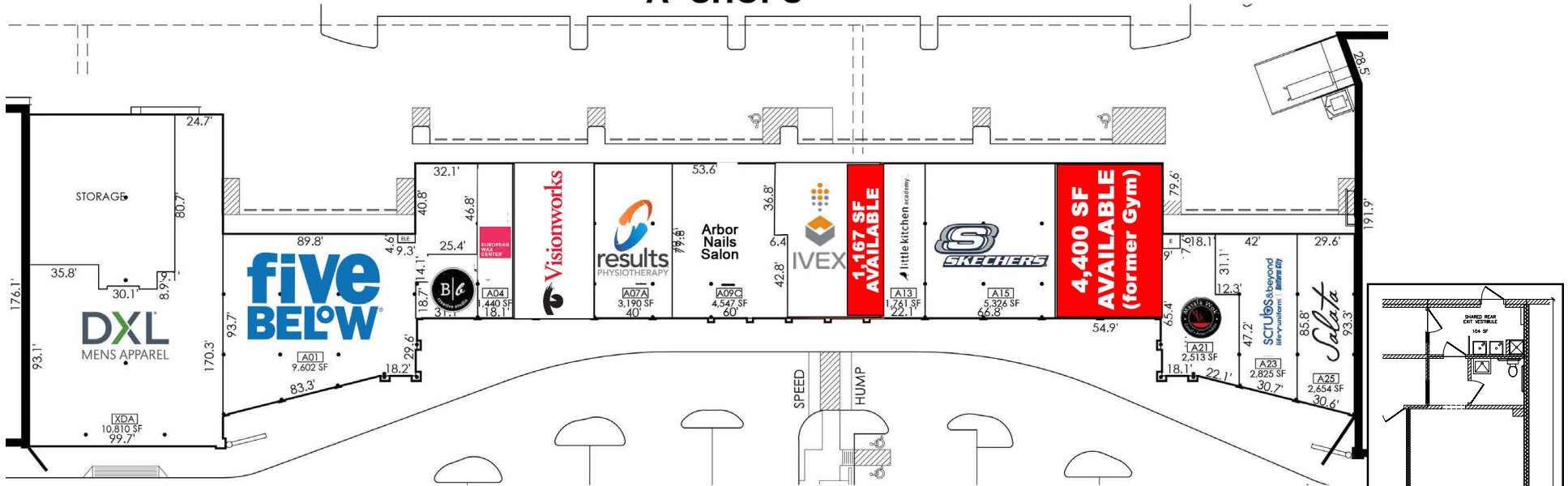


Current Tenants

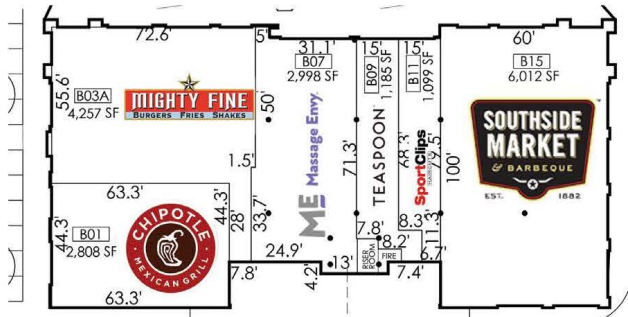


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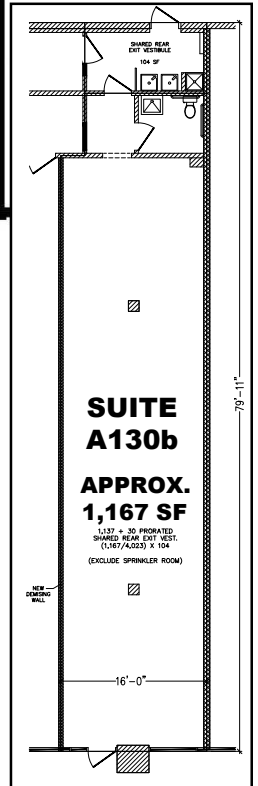
“A” SHOPS



“B” SHOPS

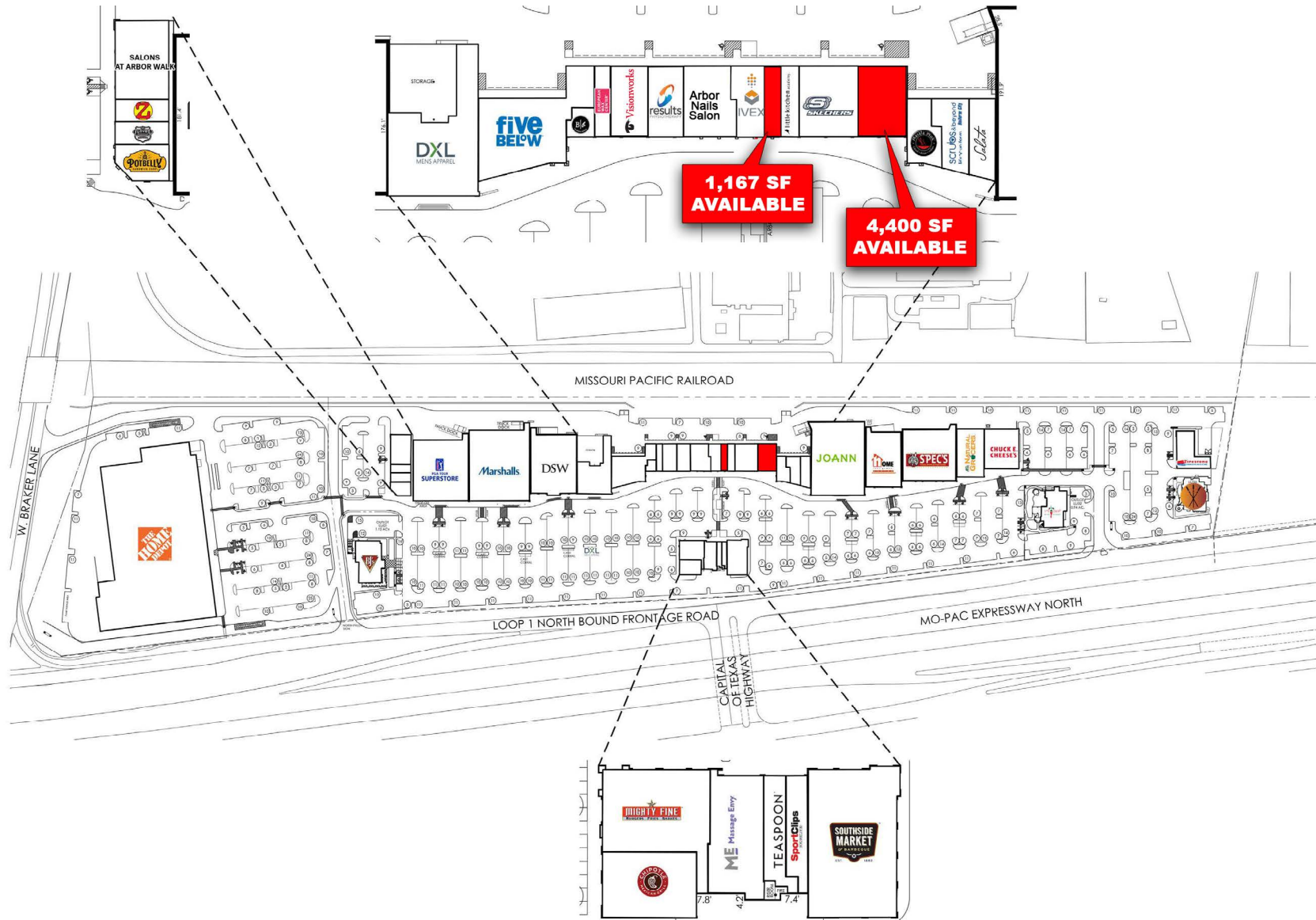


“C” SHOPS



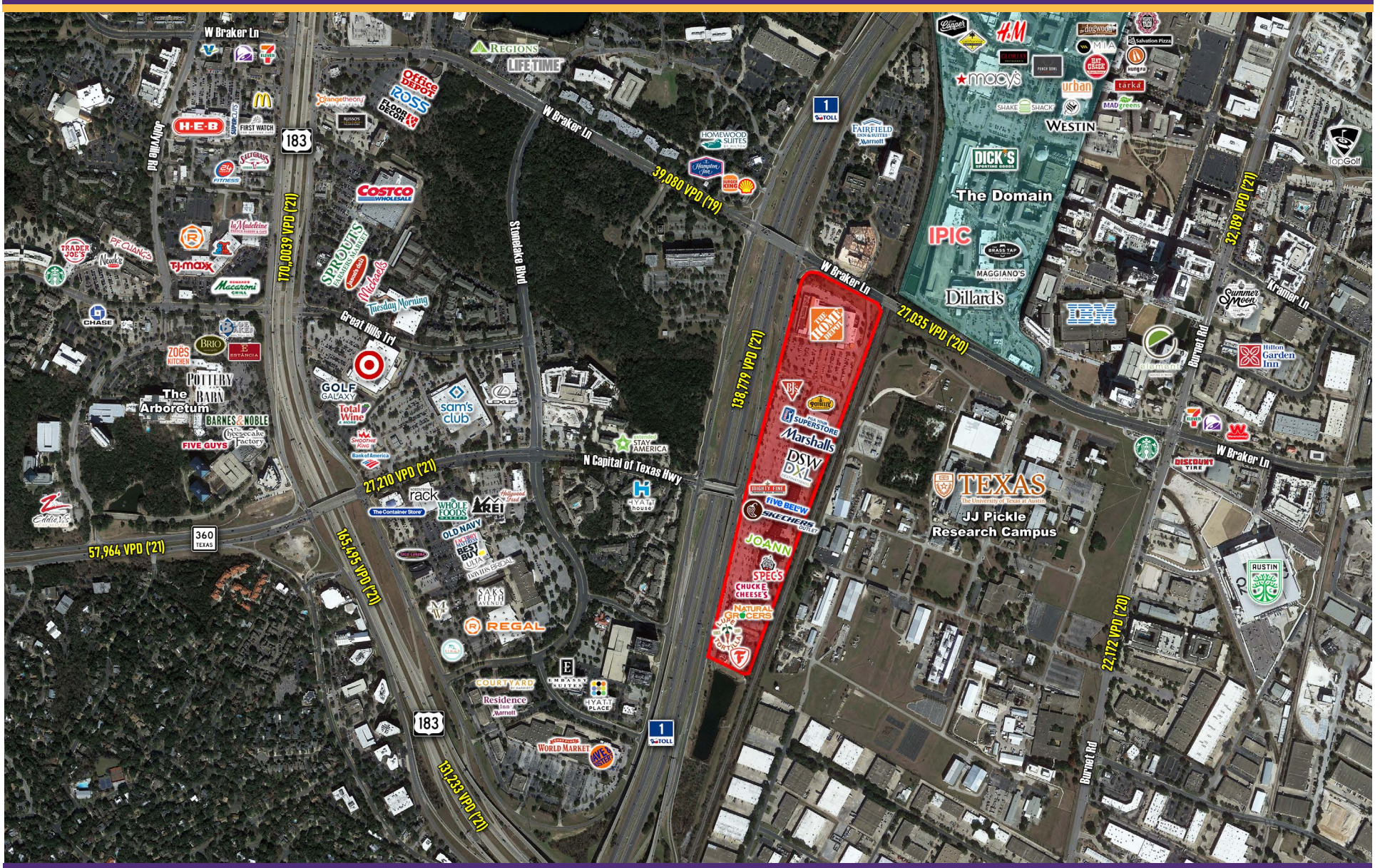
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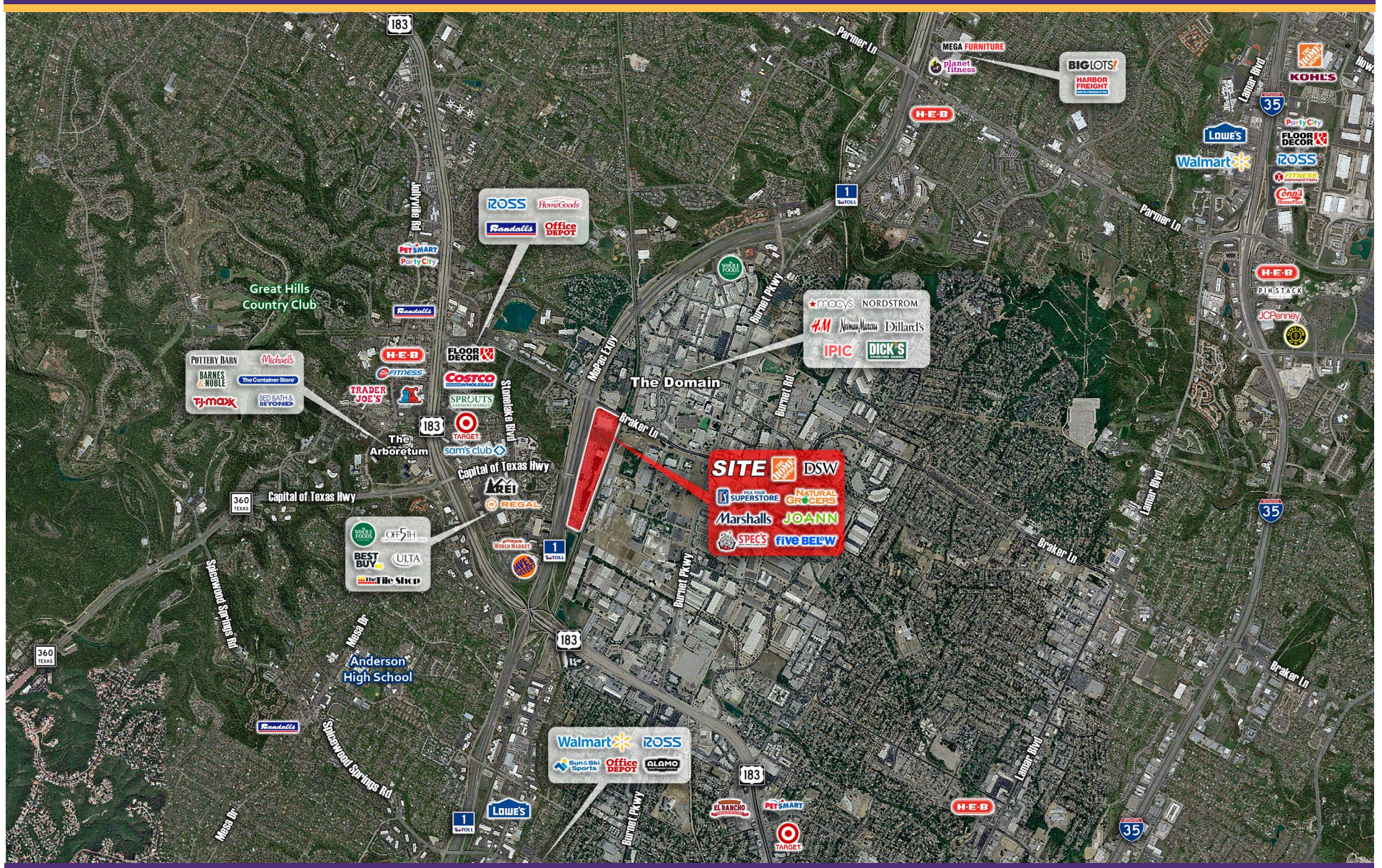
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