



RETAIL SPACE - FOR LEASE

MAYS CROSSING

1201 S Interstate 35
Round Rock, Texas 78681



Shopping Center Overview

- Located at the northeast corner of IH-35 and Mays Crossing Drive with excellent visibility, easy access and plentiful parking
- Adjacent to 244 unit, four to five story building multifamily project on 2.75 acres
- Easy access to IH-35, SH-45, Ranch Road 620, and MoPac Loop 1
- ±9,000 SF Available
- Call for Pricing

Demographics

	1 mile	3 miles	5 miles
2022 Population	11,796	92,327	248,874
Daytime Pop.	15,445	113,214	246,625
Households	4,621	35,743	93,770
Avg. HH Income	\$83,797	\$101,767	\$117,903

Traffic Counts

Interstate 35: 260,399 VPD (TXDOT 2021)
Gattis School Rd: 30,438 VPD (TXDOT 2020)



Area Retailers



Bo Avery

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- 1 Sushi Restaurant
- 2 Smile Dental Center
- 3 365 Vape
- 4 Papa Johns
- 5 Barber Shop
- 6 Lego Store
- 7 Mama Hono
- 8 Carousel Pediatrics
- 9 Cosmo Spa Nail
- 10 Los Campeones Gym
- 11 Ready Go Swim
- 12 9,000 SF AVAILABLE**
- 13 Little Princess Spa
- 14 Computer Games



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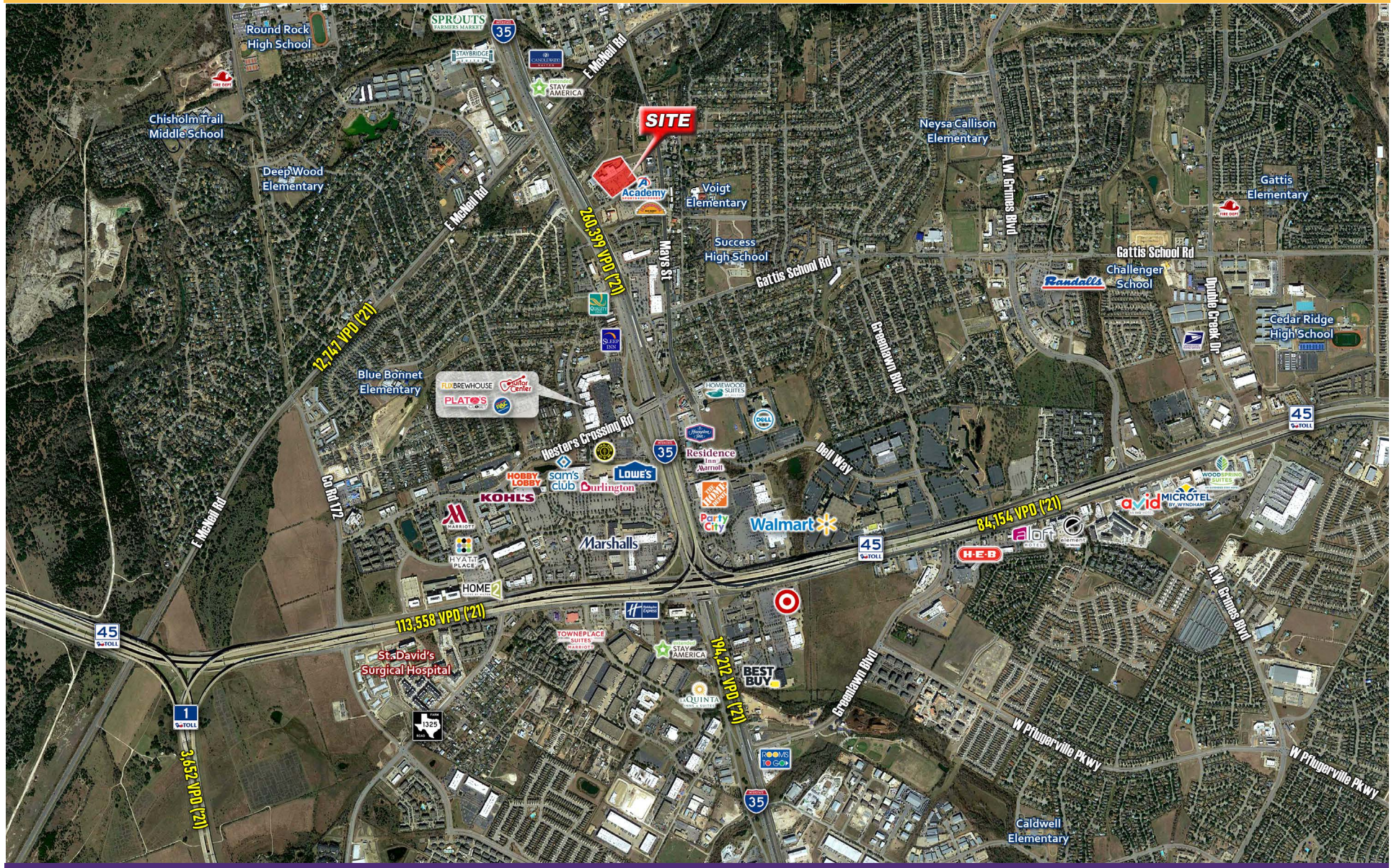


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