



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 future 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
- Available: Suite 320 - 1,650 SF End Cap (2nd Gen Restaurant Space)
- 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
 (972) 480-1788
 bo@trimarsh.com

- 1 **AVAILABLE - 1,650 SF
2nd Gen Restaurant**
- 2 Smile Dental Center
- 3 CBD
- 4 Papa Johns
- 5 Top Notch
- 6 Top Notch
- 7 Mama Hono
- 8 Carousel Pediatrics
- 9 Cosmo Spa Nail
- 10 Big Lots
- 11 Ready Go Swim
- 12 Reavis Rehab
- 13 Little Princess Spa
- 14 Legendary Vapor



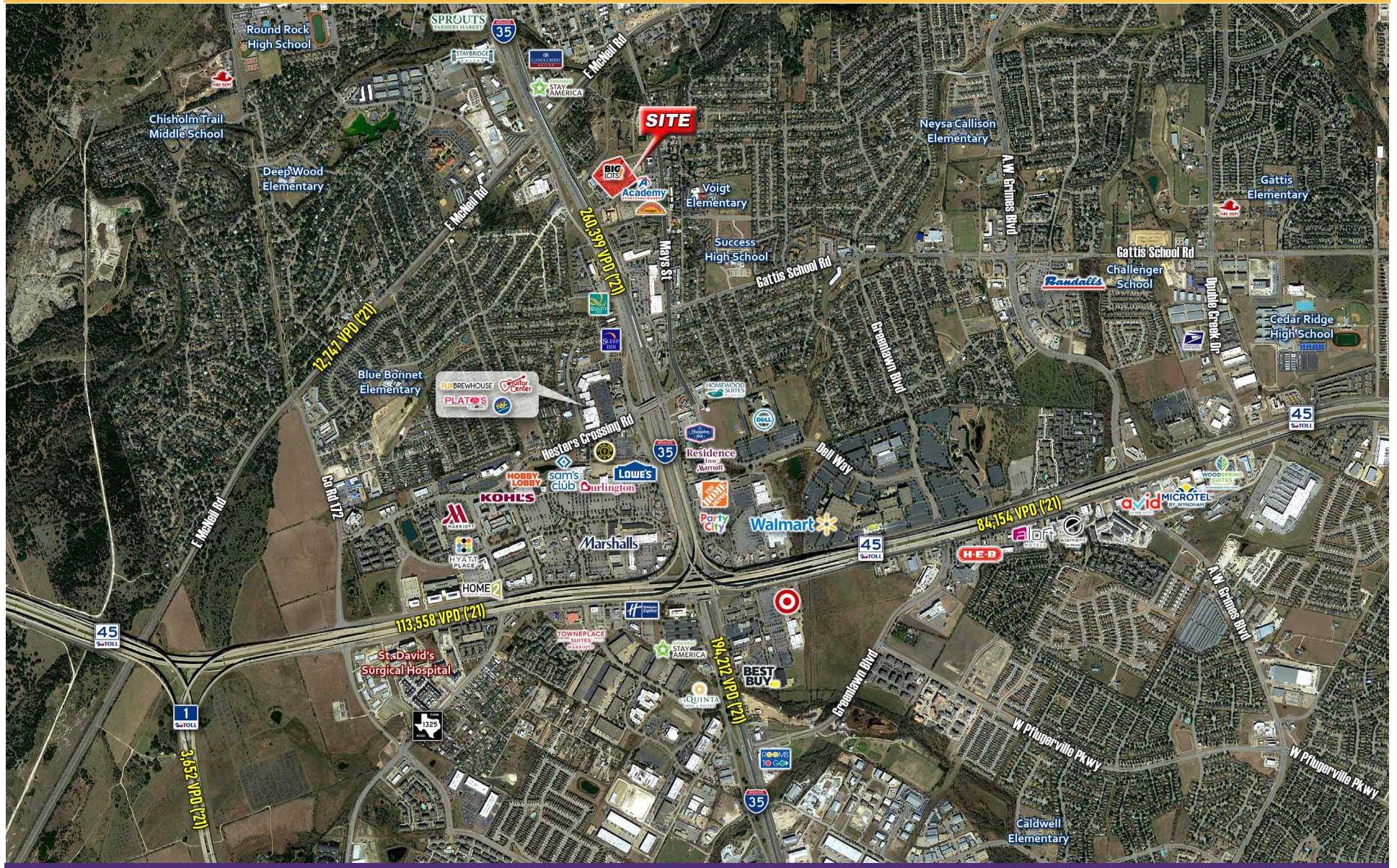
Bo Avery
(972) 480-1788
bo@trimarsh.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made 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.



Bo Avery
(972) 480-1788
bo@trimarsh.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made 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.



Bo Avery
(972) 480-1788
bo@trimarsh.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made 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.