

GREAT HILLS STATION

AUSTIN, TX | NEC GREAT HILLS TRAIL & US HWY 183



Great Hills Station is a 128,396 square foot retail community center situated on a 12.04-acre site located at the northeast corner of the intersection of U.S. Highway 183 and Great Hills Trail in Austin, Texas.

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2017 Population	9,276	100,040	276,470
2017 Daytime Population	21,994	162,006	361,814
2017 Total Households	5,343	48,293	122,728
2017 Average HH Income	\$93,692	\$90,561	\$90,526
2017 Median HH Income	\$69,519	\$65,849	\$65,163

TRAFFIC COUNTS:

HWY 183 at Great Hills Trail:
156,108 VPD

CENTER SIZE: 128,396 SF

AVAILABILITY: 1,400 SF – 2,800 SF

NNN: \$7.22 PSF

RATES: PLEASE CALL

AREA RETAILERS:

BARNES & NOBLE

TARGET

Crate & Barrel

HomeGoods®

PETCO

SPROUTS
FARMERS MARKET

Jason's deli

The Vitamin Shoppe
SINCE 1977

BEST
BUY

COSTCO
WHOLESALE

Michaels

OfficeMax

TRULUCK'S

WHOLE
FOODS®
MARKET

THE **retail** CONNECTION

FOR MORE INFO,
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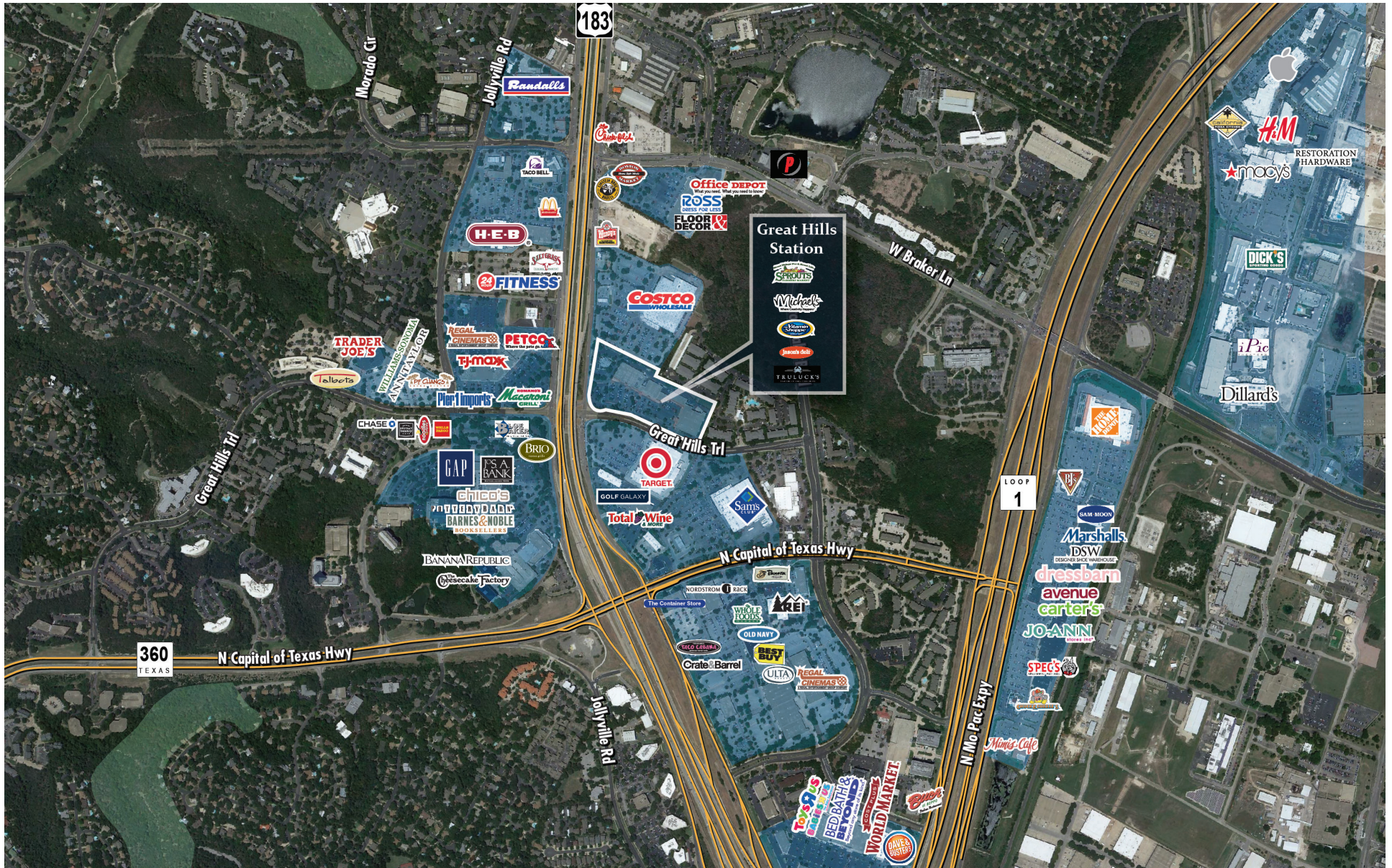
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STE	TENANT	SIZE	STE	TENANT	SIZE	STE	TENANT	SIZE
100	Originals	1,180	330	Nothing Bundt Cakes	1,500	900	Vitamin Shoppe	4,750
110	Promise Pizza	1,200	340	Edible Arrangements	1,300	950	Kriser's	3,250
200	E'Shee Nails Spa	5,099	350	AVAILABLE	1,400	2000	Michaels	18,023
310	LEASE PENDING	2,800	1000	Sprouts	25,563	3000A	Homegoods	27,328
320	The Mattress Firm	4,200	1010	Jason's Deli	5,260	3500	Tuesday Morning	18,084
4000	Truluck's	7,459						

TYPES OF REAL ESTATE LICENSE HOLDERS:

- INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV | ABS 1-0