

The Triangle Center

2000 N Mays St
Round Rock, TX 78664
www.cbre.com

58,929 SF RETAIL CENTER



Suite 117
1,575 SF

Rate
Contact Broker



Property Details

Nestled along I-35, The Triangle Center is a recently upgraded retail plaza with flex-use suites. The Triangle features a modern façade with natural stacked stone and stylish awnings, plus the recent addition of a brand-new Starbucks with a patio and drive-thru. The inviting center welcomes customers with meticulously landscaped grounds, prominent signage, abundant parking, and tree-lined suite entrances. With frontage on Texas Avenue, Mays Street, and I-35, plus its service road, The Triangle offers building and pylon signage visible to a total of 202,837 vehicles each day. This strategic location between the I-35 on and off-ramps combined with multiple points of ingress/egress provides The Triangle with easy accessibility.

Nearby Retailers



2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	9,203	91,809	213,794
Daytime Population	14,334	90,271	210,284
Average Household Income	\$85,518	\$117,775	\$132,785
Average Household Size	2.8	2.73	2.77
Median Age	32.3	34.3	34.4

Traffic Counts

IH 35	202,837 VPD
East Old Settlers Blvd	47,674 VPD
N Mays St	18,345 VPD





H-E-B CINEMARK salata
IN-N-OUT BURGER **TWIN LIQUORS** **Summer Moon COFFEE** **BJS** **JJ** **Starbucks**

UNIVERSITY OAKS SHOPPING CENTER
DSW PETSMART MIGHTY FINE
IKEA ROSS DRESS FOR LESS **Cane's** **WING DINGERS** **CHICK-FIL-EE**
SPEC'S **JCPenney** **FACTORY MATTRESS**
JOANN **MEGA FURNITURE** **FIVE BELOW**

amazon hub
SALT TRADERS **hopdoddy**
COASTAL COOKING BURGER BAR
CVS pharmacy **penny's** **JACK ALLEN'S KITCHEN**
WHISKEY **DOUBLE DAVE'S** **Ruby's**
CAKES & CO. **PIZZA WORKS** **REAL TEXAS BAR-B-Q**

The Triangle Center
All About Vapor **Fox Hair Studio**
NAPA **Animal Care clinic** **Express**
SHERWIN WILLIAMS **tso chinese** **FAS** **Pizza Hut**
Chuy's **ihop**

ROUND ROCK WEST
Gattis PIZZA **THUNDER CLOUDS**
Aaron's **DOLLAR TREE**
StDavid's HEALTHCARE
w

Stepping Stone
LA FITNESS
DQ **Pizza Hut** **Starbucks**

LA FRONTERA VILLAGE
petco **OLD NAVY**
Bath & Body Works
WORLD MARKET **Marshalls**
sam's club **KOHL'S**
HOBBY LOBBY **MATTRESS FIRM**
LOWE'S **ULTA** **Olive Garden**

Academy
SPORTS+OUTDOORS
BIG LOTS! **plinkys** **TOP WATER**

Party City **SUBWAY**
Walmart **PETSMART**
ROSS **HALF PRICE BOOKS** **Red Lobster**
DRESS FOR LESS **THE HOME DEPOT** **AT&T** **McDonald's** **PIZZA HUT**

ROUND ROCK CROSSING
Target **BEST BUY** **DISCOUNT TIRE**
DOLLAR TREE **SALLY**
Michaels **verizon** **FedEx**

THE SAVANNAH ARMY

Schlotsky's
IT'S A MOUTHFUL

Kalahari
RESORTS CONVENTIONS

LA FITNESS
H-E-B **WING DINGERS** **Arcy's**

AutoZone
SALLY **CHASE**
DQ **UPS** **Wendy's** **gradwell** **KFC** **BR**
BASKIN-ROBBINS

SPROUTS
FARMERS MARKET

w **CVS**

H-E-B

LIVING SPACES

Walmart

32,623 VPD

21,009 VPD

46,582 VPD

33,474 VPD

25,901 VPD

56,112 VPD

59,344 VPD

67,241 VPD

20,623 VPD

1431

3406

1460

79

620

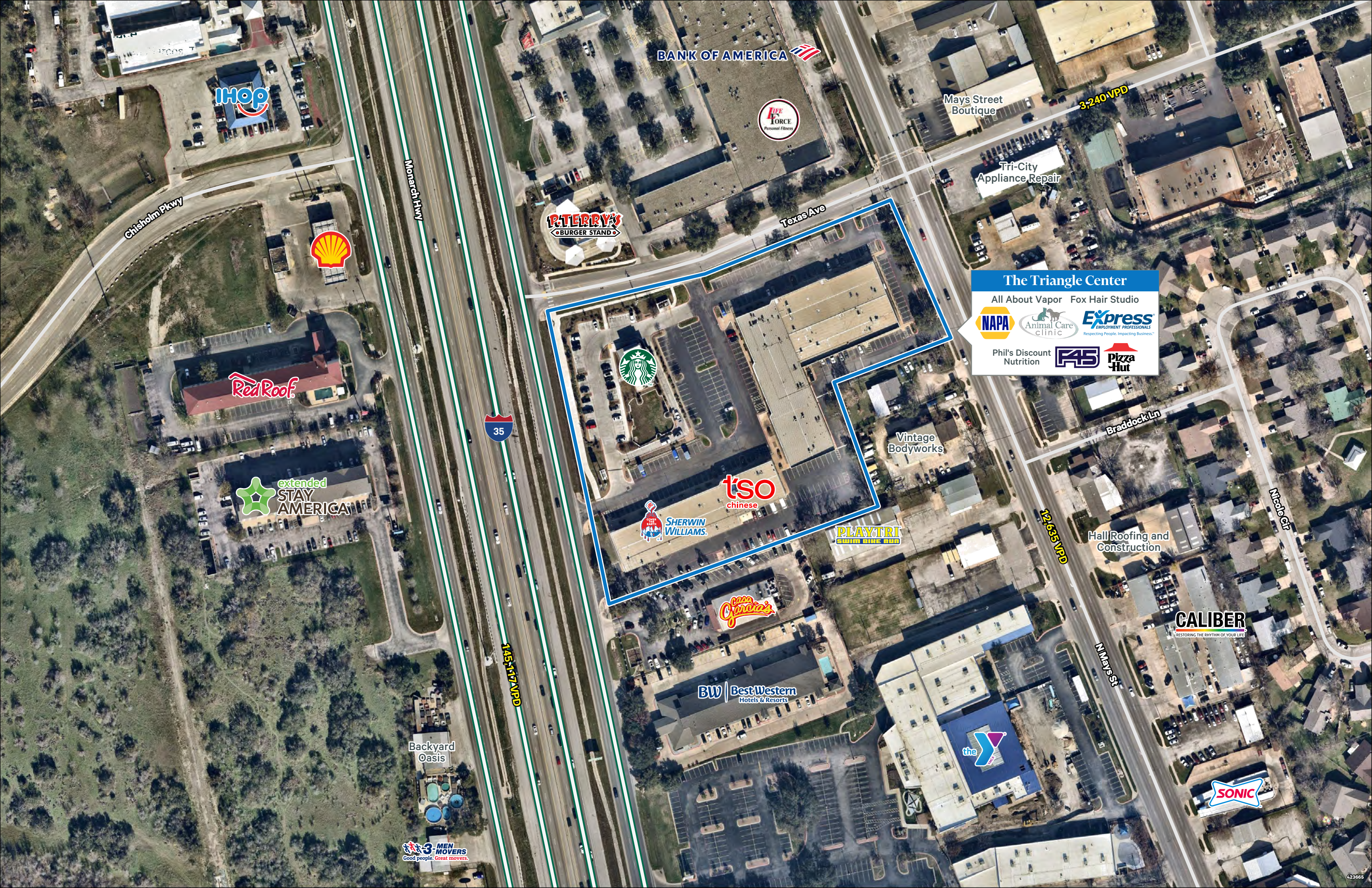
734

620

45

685

35



IHOPE



Red Roof

extended STAY AMERICA

Backyard Oasis

3 MEN MOVERS
Good people. Great movers.

BANK OF AMERICA



PTERRY'S BURGER STAND



tso chinese



PLAYTRI SWIM BIKE RUN

BW Best Western Hotels & Resorts



Mays Street Boutique

Tri-City Appliance Repair

The Triangle Center

All About Vapor Fox Hair Studio



Phil's Discount Nutrition



Vintage Bodyworks

Hall Roofing and Construction

CALIBER RESTORING THE RHYTHM OF YOUR LIFE

SONIC

Chisholm Pkwy

Monarch Hwy

Texas Ave



145-117 VPD

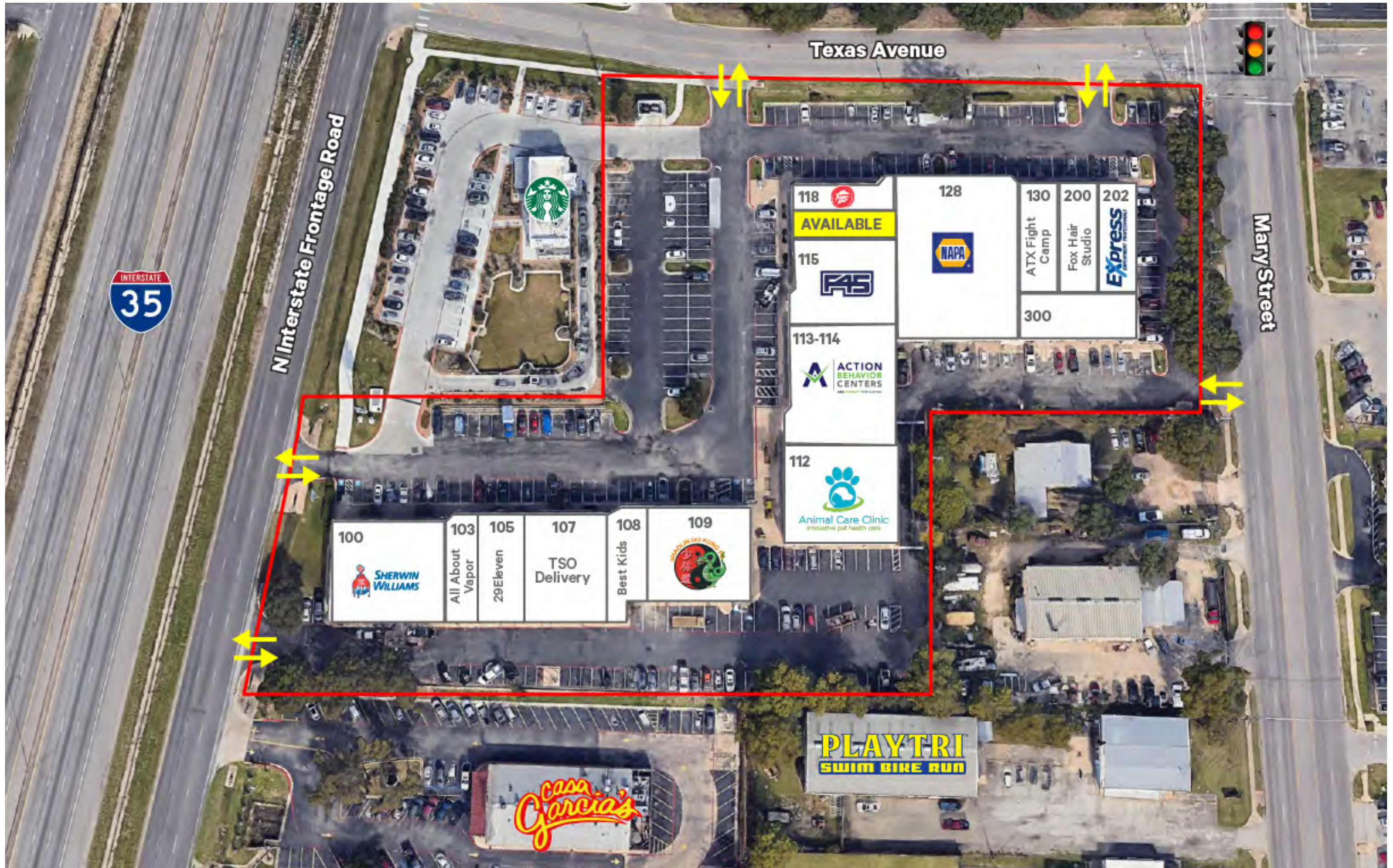
3-240 VPD

12-635 VPD

N Mays St

Braddock Ln

Niche Cir



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For Lease



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