

# WINDERMERE CENTER

15803 WINDERMERE DR, PFLUGERVILLE, TX 78660

RETAIL / OFFICE | LEASE



## LEASING INFORMATION

NICK TRIOLA

512.441.1062

NICK@KPGCOMMERCIAL.COM

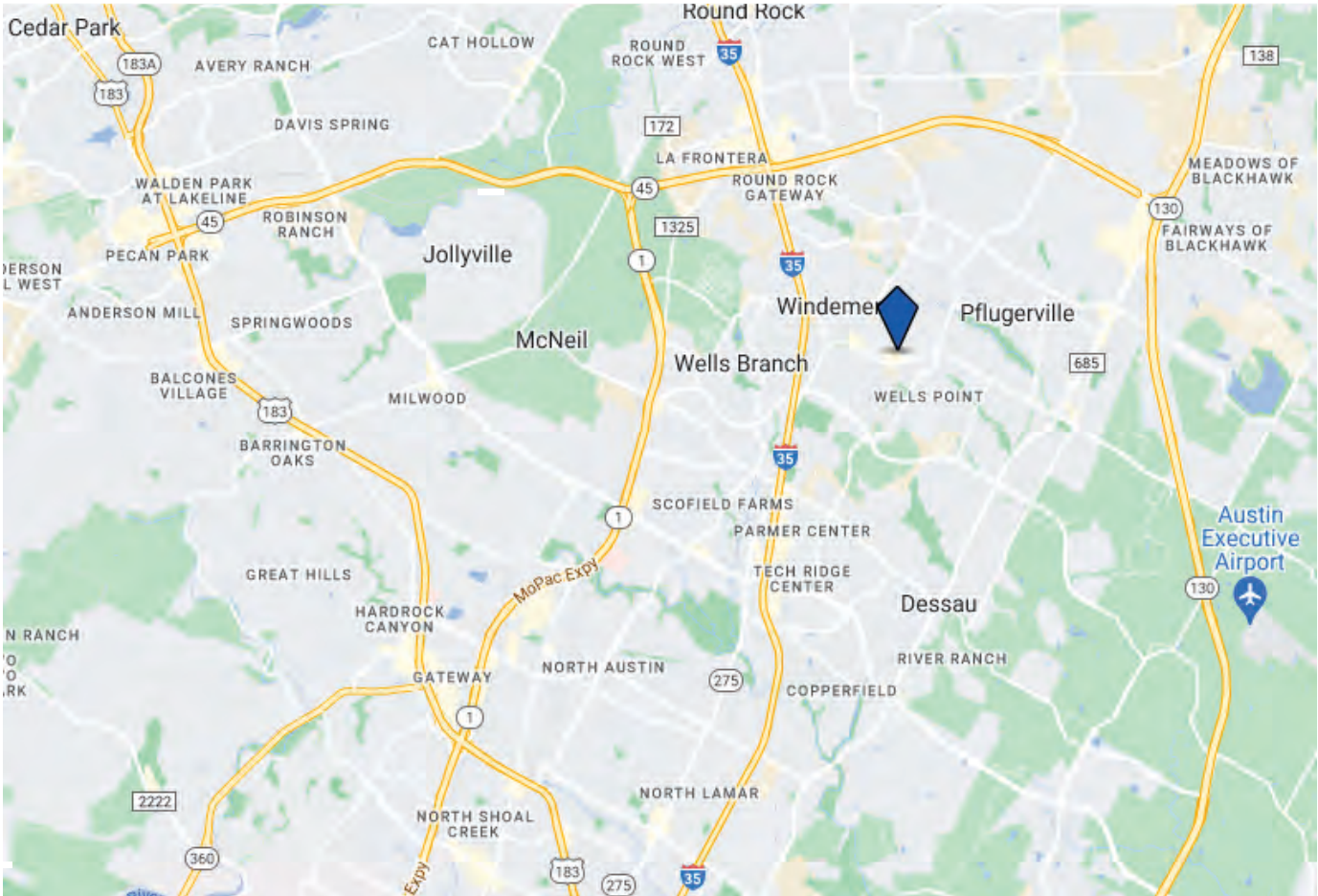


COMMERCIAL

# WINDERMERE CENTER

RETAIL / RESTAURANT / OFFICE | LEASE

15803 WINDERMERE DR, PFLUGERVILLE, TEXAS 78660



AREA MAP

## ★ FEATURES

### LOCATION

- Traffic signal intersection with great access and visibility
- Located in a busy staple Pflugerville neighborhood
- Minutes from IH35 and MoPac

### BUILDING

- Anchored by Austin Regional Clinic
- Current completion of exterior remodel, including signage and parking lot resurfacing
- Parking Ratio- 1:200 square feet

### DEMOGRAPHICS

(3-MILE, 2024)

- Population- 109,358
- Total Households- 44,270
- Avg. Household Income- \$95,647



### LEASING INFORMATION

NICK TRIOLA

512.441.1062

Nick@kpgcommercial.com

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.

# WINDERMERE CENTER

RETAIL / OFFICE | LEASE

15803 WINDERMERE DR, PFLUGERVILLE, TEXAS 78660

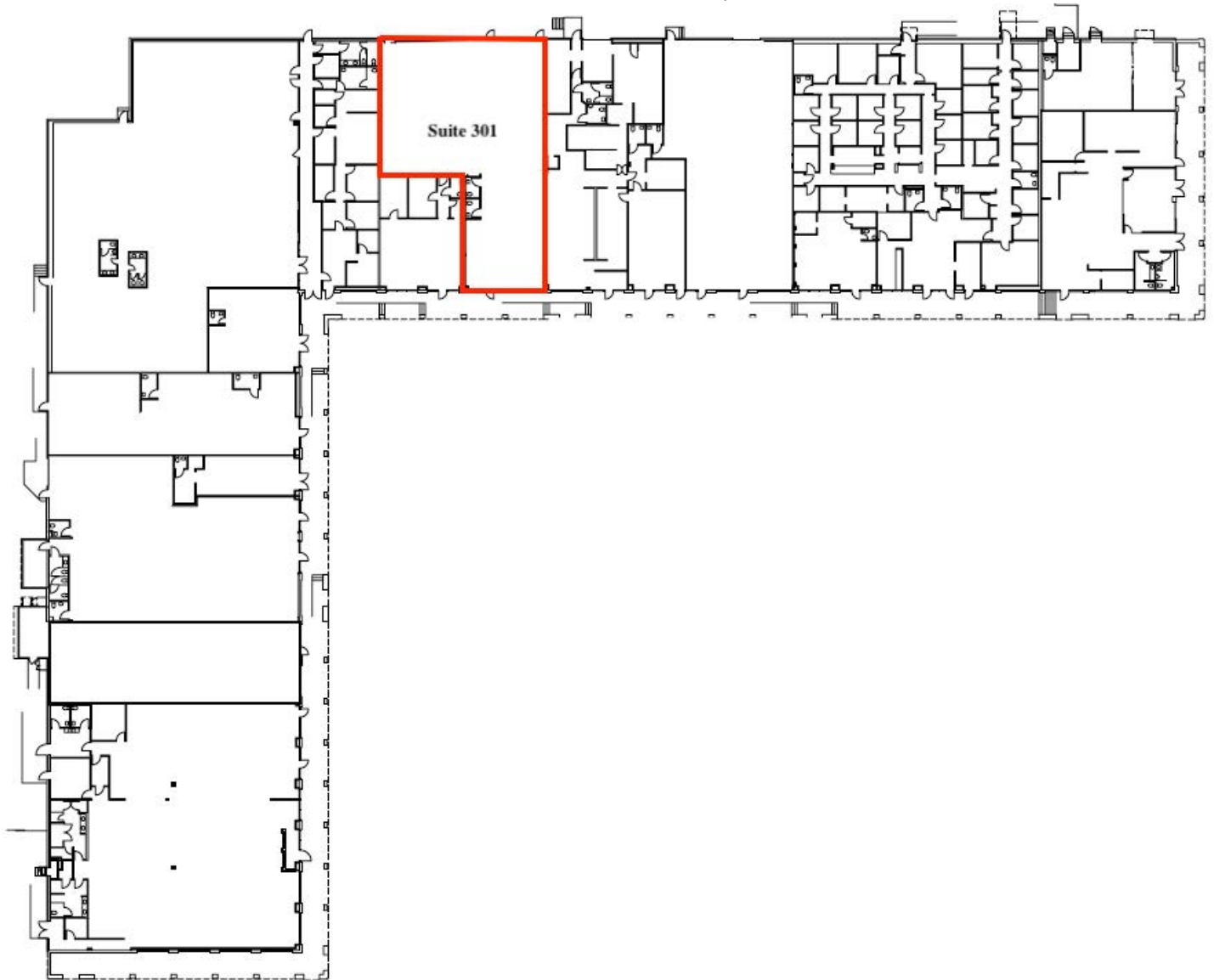
✓ AVAILABLE

SUITE 301 - 4,254 RSF

Ⓢ LEASE TERMS

RATE: STARTING AT \$24/RSF + NNN (est. \$10.89/RSF)

TERM: 2-10 years



LEASING INFORMATION

NICK TRIOLA

512.441.1062

[nick@kpgcommercial.com](mailto:nick@kpgcommercial.com)

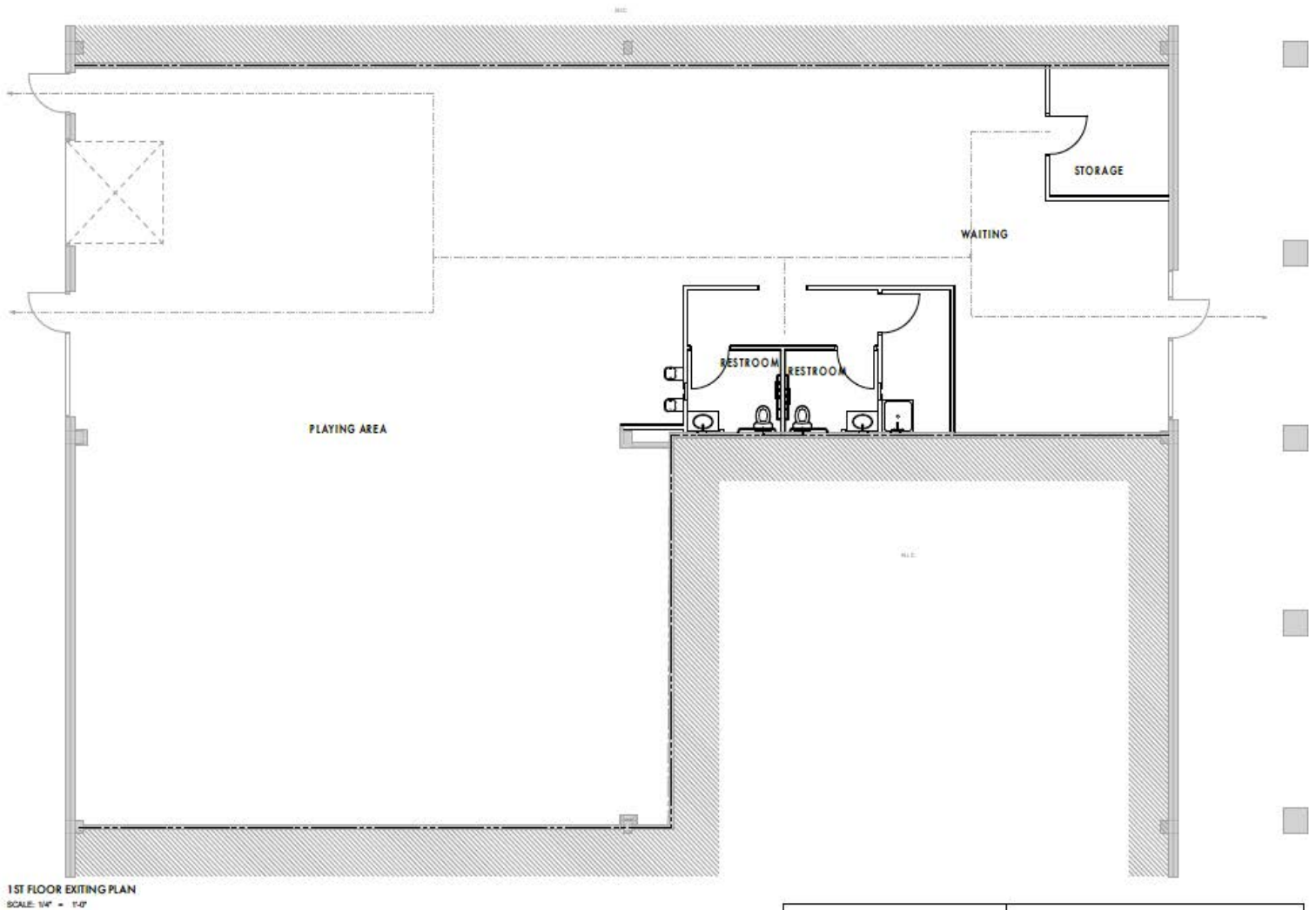
The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.

# WINDERMERE CENTER

RETAIL / OFFICE | LEASE

15803 WINDERMERE DR, PFLUGERVILLE, TEXAS 78660

## FLOOR PLAN



### LEASING INFORMATION

NICK TRIOLA

512.441.1062

[nick@kpgcommercial.com](mailto:nick@kpgcommercial.com)

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.

# WINDERMERE CENTER

MEDICAL / OFFICE | LEASE

15803 WINDERMERE DR, PFLUGERVILLE, TEXAS 78660

---



## LEASING INFORMATION

**NICK TRIOLA**

**512.441.1062**

**[nick@kpgcommercial.com](mailto:nick@kpgcommercial.com)**

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.