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12129 RANCH RD 620 N,
AUSTIN, TX 78750

LAKE CREEK SQUARE - RETAIL SUBLEASE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,675 - 3,535 SF

Lease Rate: \$22.00 SF/yr (Gross)

Lot Size: 5.81 Acres

Year Built: 1987

Building Size: 62,012 SF

Zoning: LR

Market: Northwest

PROPERTY OVERVIEW

Commercial Market Exchange represents a retail sublease in Northwest Austin. The total space is 3535 SF. We can offer the entire suite or demise space down to 1675-2275 SF.

The Master lease runs through April 30, 2019.

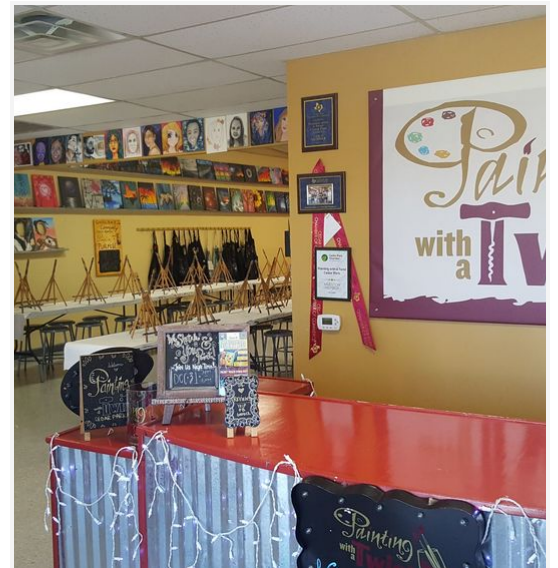
LOCATION OVERVIEW

Located on the corner of Lake Creek Parkway and Ranch Road 620 in Austin's northwest submarket. This multi-use development is designed of attractive brick architecture. The large in-line building is perfect for service and retail users. The center faces Hwy 620, so the visibility is great. There are three (3) free-standing buildings for our popular food users. The center also houses a free-standing two-story building (equipped with an elevator) which provides great parking and attractive landscaping. The ground floor was previously the home of a beautiful Seton Health Facility.

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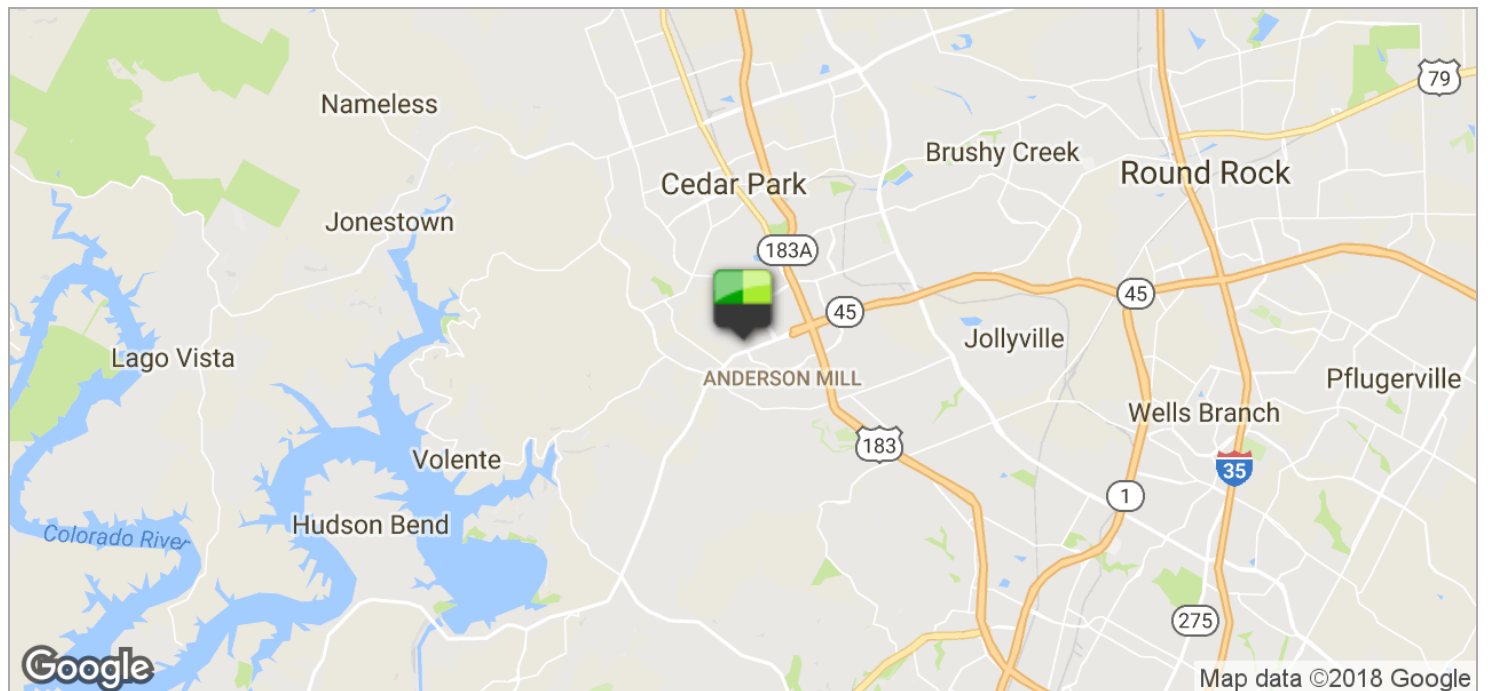
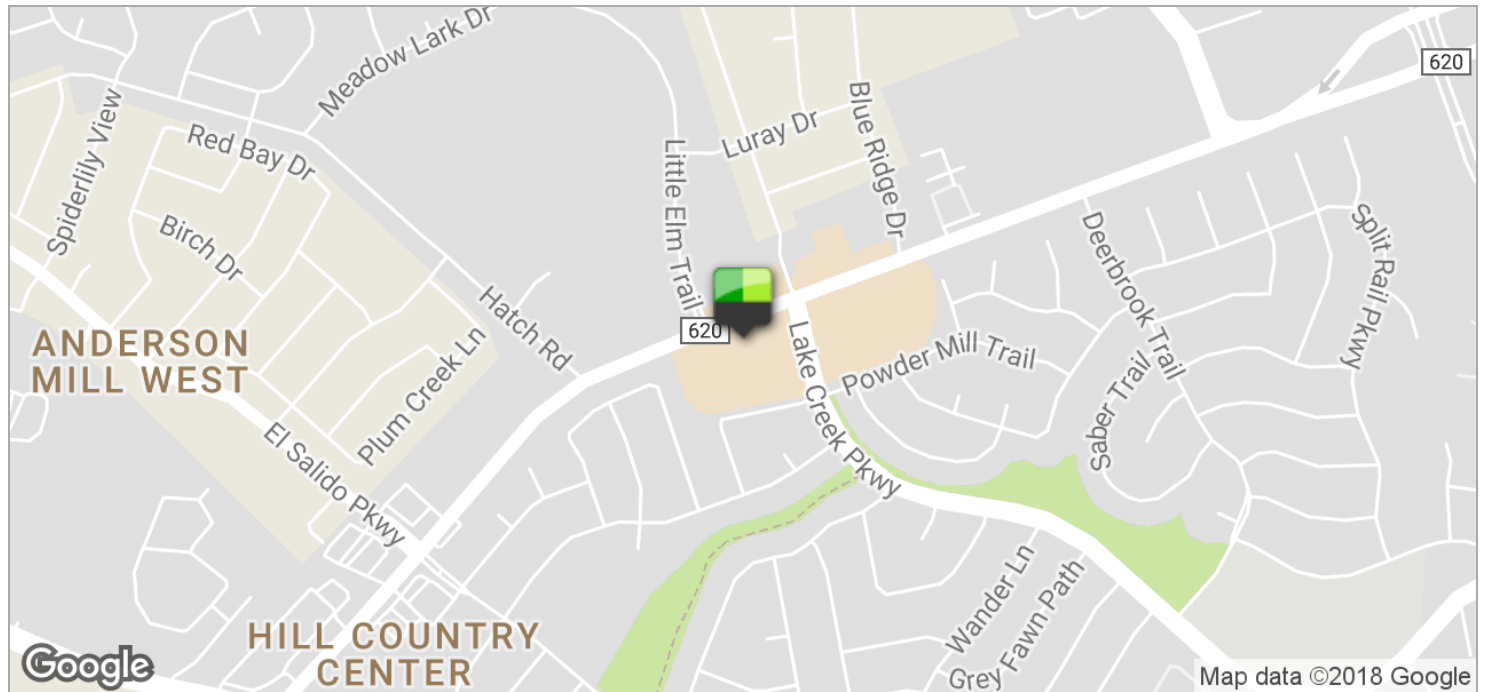
ADDITIONAL PHOTOS



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LOCATION MAPS

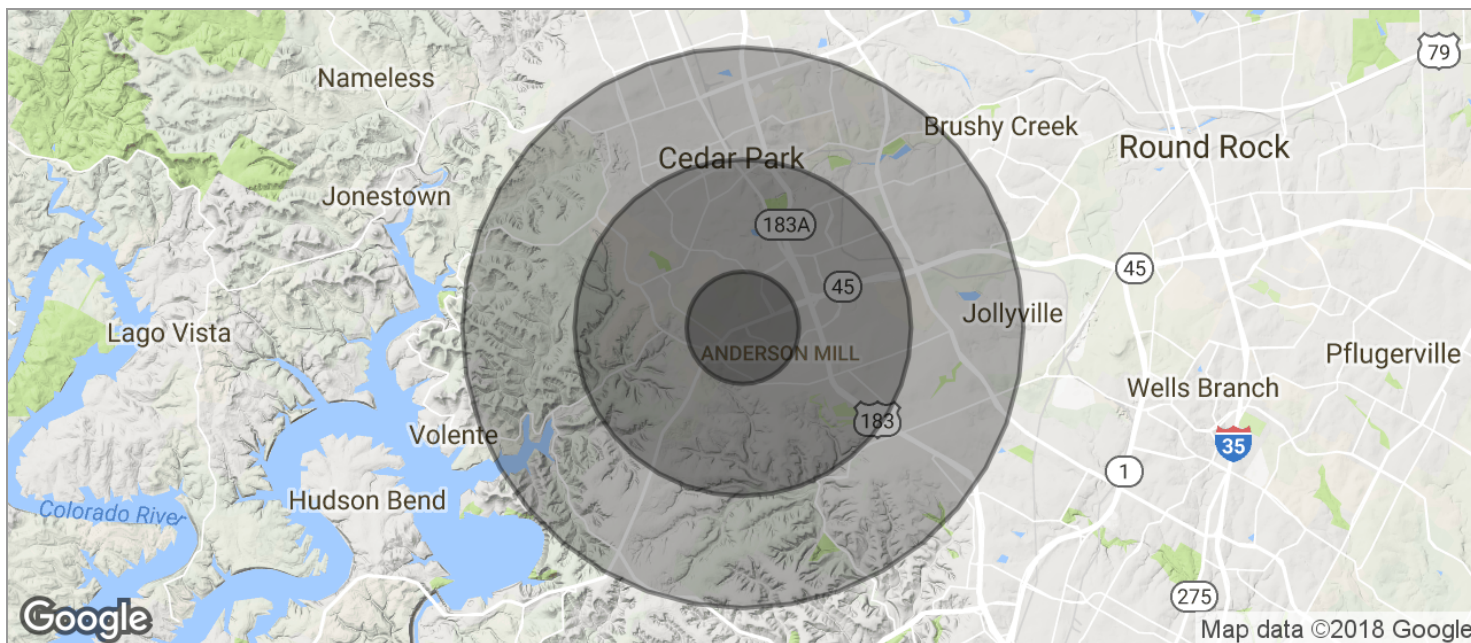


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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 11,040 | 62,529 | 150,735 |
| MEDIAN AGE | 36.9 | 35.2 | 34.5 |
| MEDIAN AGE (MALE) | 35.6 | 34.2 | 34.2 |
| MEDIAN AGE (FEMALE) | 38.3 | 36.5 | 35.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 4,491 | 25,451 | 60,477 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$80,705 | \$84,859 | \$90,182 |
| AVERAGE HOUSE VALUE | \$181,046 | \$251,438 | \$266,664 |

* Demographic data derived from 2010 US Census