



2-Spaces Available / For Lease

PARK PLACE 711 N BELL BLVD, SUITE A & B, CEDAR PARK, TX



2 RETAIL SPACES FOR LEASE

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

PRESENTED BY:

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@crossleycommercial.com
TX #624525

OFFICE FOR LEASE

PARK PLACE

711 N Bell Blvd, Unit A, Cedar Park, TX 78613



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at this distinguished property in Cedar Park, TX. This meticulously maintained building offers modern retail spaces designed to elevate your business. Boasting ample parking, high visibility, and convenient access to major roadways, the property provides a prime location for success. With attractive amenities and excellent signage options, this property embodies the epitome of professional retail space. Unlock the potential for growth and success in this prime commercial setting.

PROPERTY HIGHLIGHTS

- Updated paint and flooring
- Ample parking for convenience
- High visibility for enhanced business exposure
- Convenient access to major roadways for easy commuting

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	690 - 1,720 SF
Lot Size:	38,452 SF
Building Size:	5,782 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	723	3,817
Total Population	533	1,880	10,014
Average HH Income	\$98,597	\$106,518	\$108,429

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@crossleycommercial.com
TX #624525

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

Each Office Independently Owned and Operated crossleycommercial.com

OFFICE FOR LEASE

PARK PLACE

711 N Bell Blvd, Unit A, Cedar Park, TX 78613



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@crossleycommercial.com
TX #624525

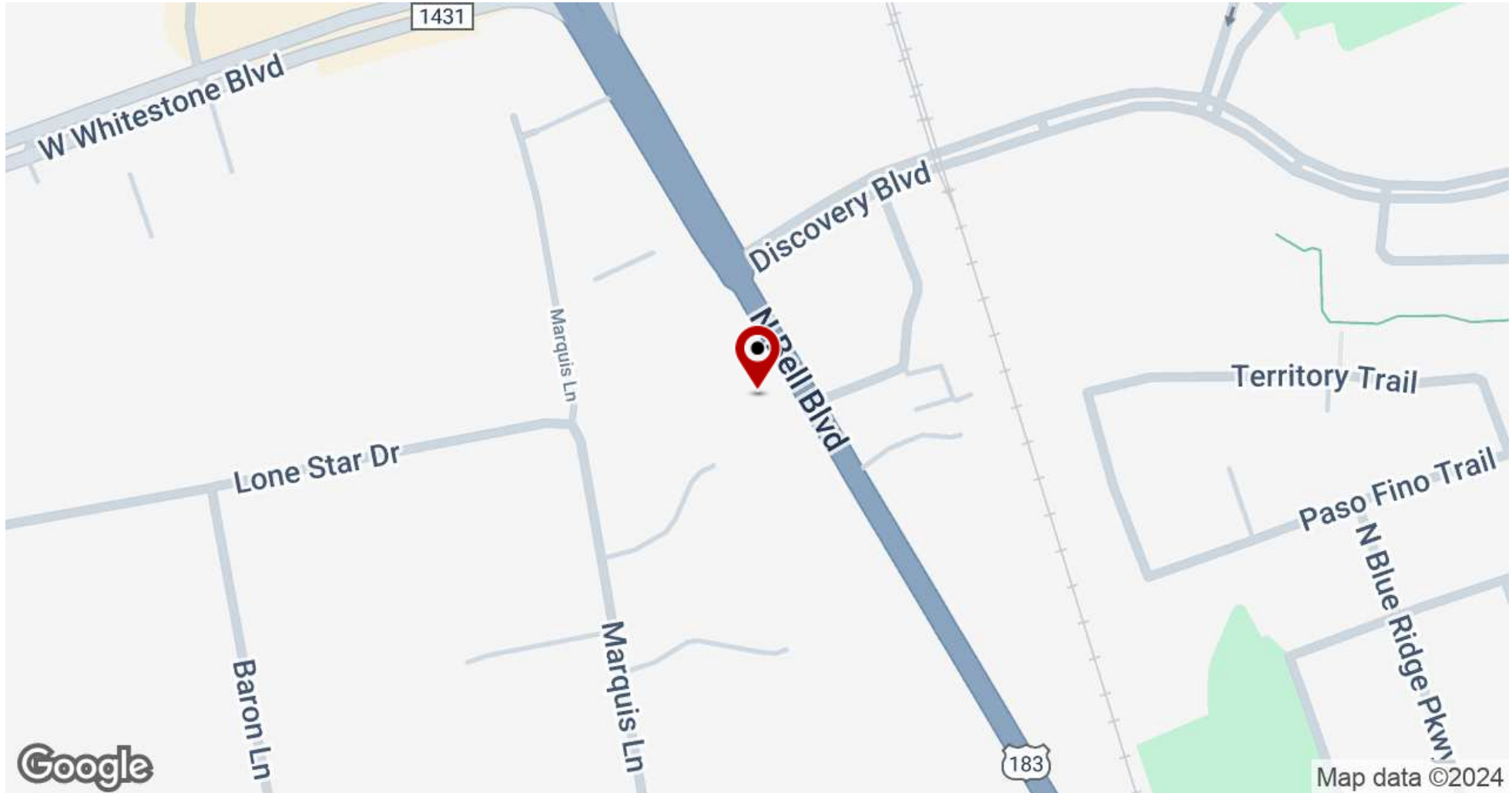
KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

Each Office Independently Owned and Operated crossleycommercial.com

OFFICE FOR LEASE

PARK PLACE

711 N Bell Blvd, Unit A, Cedar Park, TX 78613



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@crossleycommercial.com
TX #624525

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

Each Office Independently Owned and Operated crossleycommercial.com

OFFICE FOR LEASE

PARK PLACE

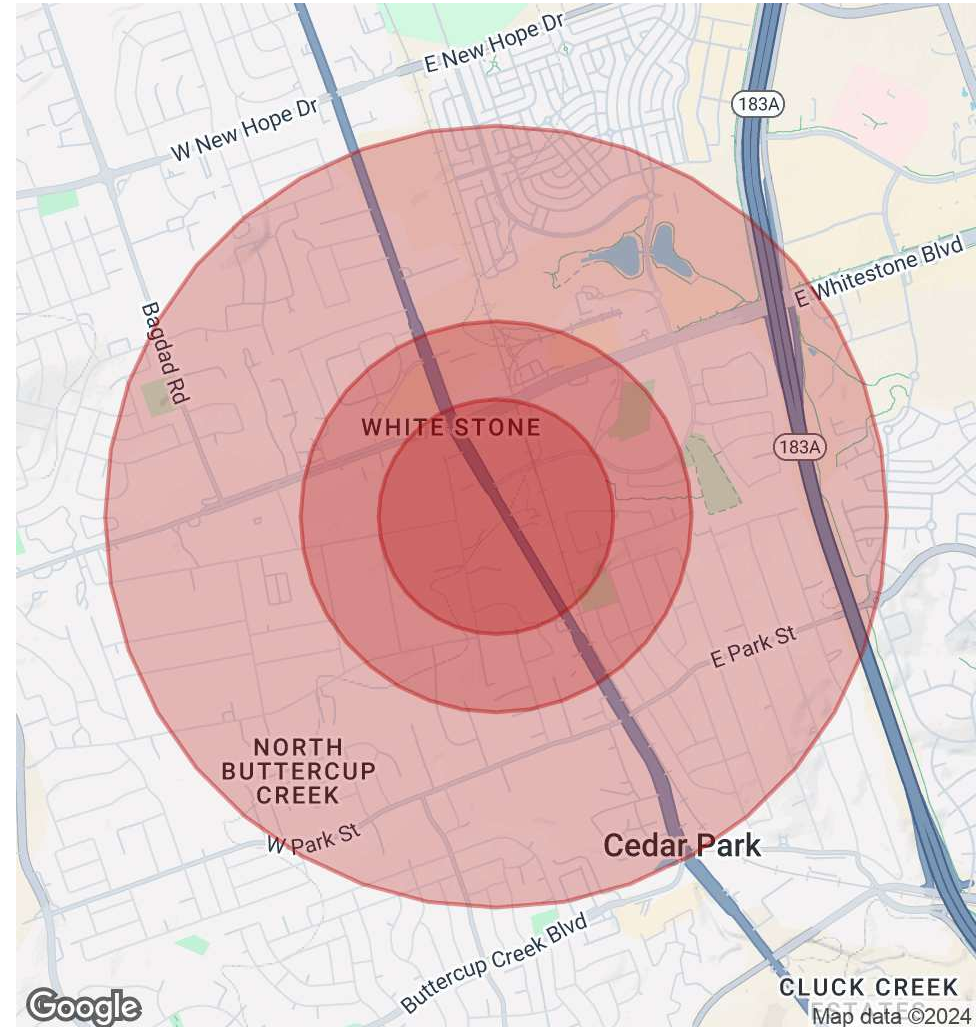
711 N Bell Blvd, Unit A, Cedar Park, TX 78613



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	533	1,880	10,014
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	723	3,817
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$98,597	\$106,518	\$108,429
Average House Value	\$464,221	\$473,006	\$454,946

Demographics data derived from AlphaMap



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@crossleycommercial.com
TX #624525

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

Each Office Independently Owned and Operated crossleycommercial.com