



1,200 - 11,500 SF Available

For Lease

1100 Westinghouse Rd. | Georgetown, TX 78626

Property Overview

Location	1100 Westinghouse Rd, Georgetown, TX 78626
Hard Corner	Westinghouse Rd. & Blue Ridge Dr. (signalized)
Size	1,200 - 11,500 SF
Zoning	PUD, C-1, MF-1 & MF-2

- Surrounded by 11,500 single family homes - between Teravista Golf Course & Residential Development (5,600 lots), Paloma Lake Planned Community (1,840 lots), Siena Residential Developments (2,617 lots), Vizcaya Master Planned Community (1,200 lots), & Vista Vera (247 lots)
- Nearby Employers / Daytime Traffic Drivers**
 - Medical & Education: Seton Hospital (500 employees), Texas A&M Health Sciences Center (450 students), Texas State University Round Rock Campus (1,867 students), Austin Community College Round Rock Campus (2,416 students)
 - Automotive Dealerships: Mercedes Benz, Chevrolet, Ford, Lincoln, Mazda, Subaru, Infinity & Volkswagon within 1 mile
- New Mays Street North Extension connects Westinghouse to University Blvd.

Area Retail



Demographics

	1 mile	3 miles	5 miles
2023 Estimated Population	10,420	50,441	146,138
2023 Estimated Households	3,863	19,288	52,482
2023 Average Household Income	\$149,079	\$121,793	\$130,040
2023 Daytime Population	7,108	45,582	130,449

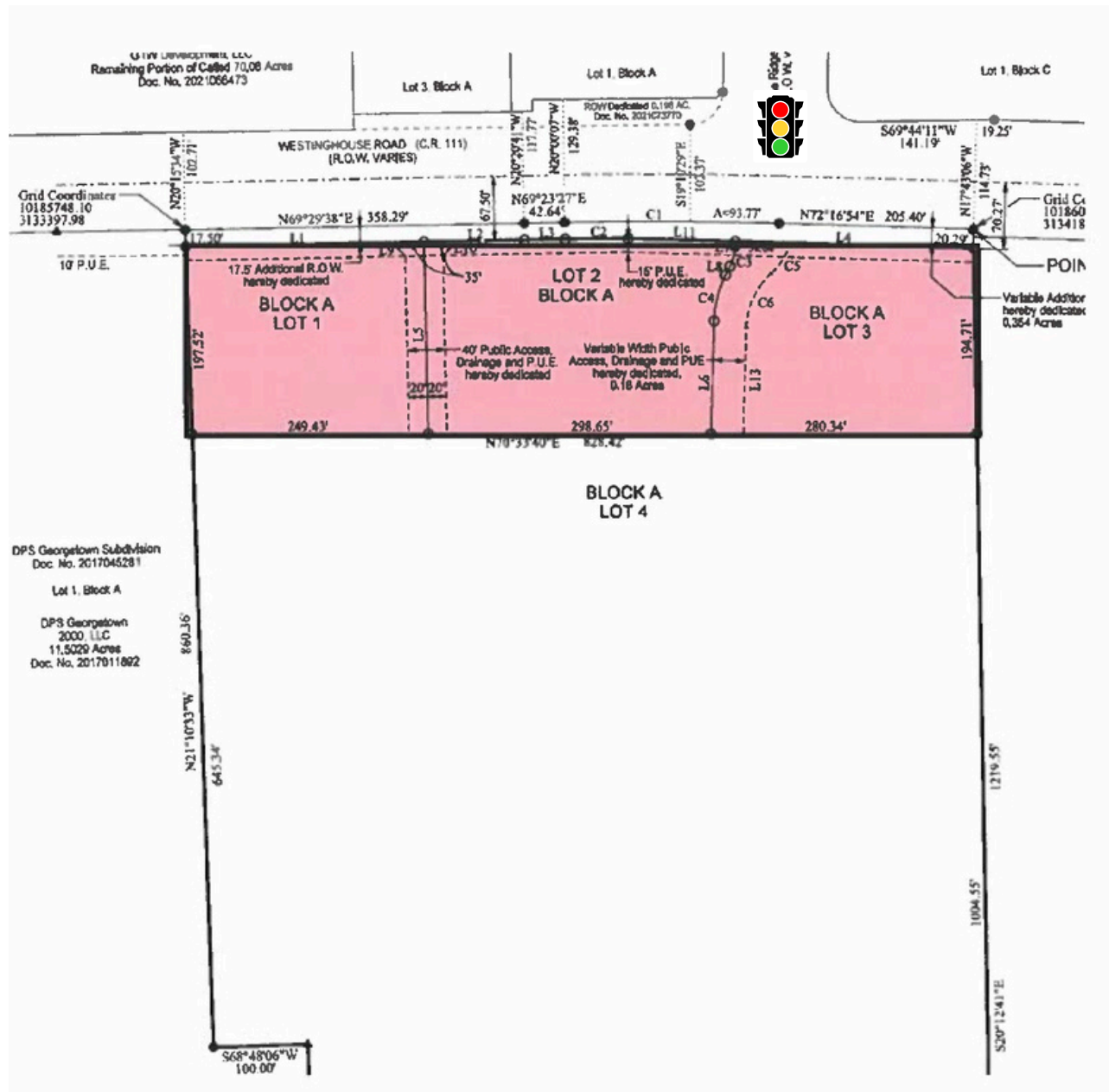
Trade Area



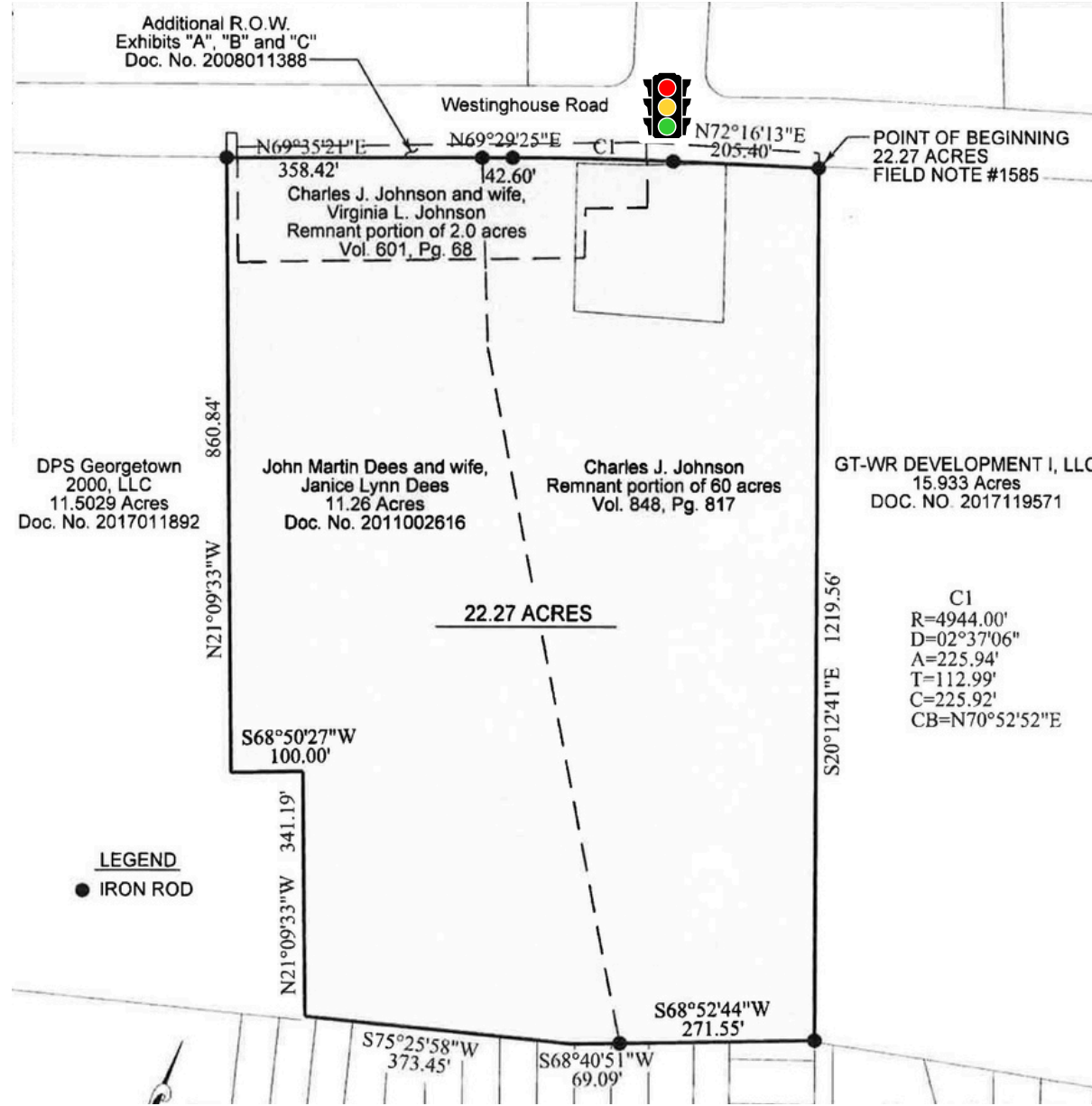
Site Plan



Survey



Survey





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