



**1,500 - 4,524 SF Retail Space Available**

# Plaza 183 - For Lease

13450 Research Blvd. Austin, TX



# Property Overview

## 1,500 - 4,524 SF Retail Available for Lease

- Busy community center with +/-117,000 SF GLA
- High traffic retail intersection with great visibility along 183/Anderson Mill
- Convenient site access with 6 curb cuts
- Pylon signage available with flexible floor plans

Location	13450 Research Blvd. Austin, TX 78750
Hard Corner	Anderson Mill Rd. & Research Blvd. / Hwy 183 (signalized)
Size	1,500 - 4,524 SF
Cars Per Day	US-183: 124,480 CPD Research Blvd Frontage Rd: 13,817 CPD Anderson Mill Rd: 28,462 CPD
Zoning	GR-CO
Existing Curb Cuts	<ul style="list-style-type: none"><li>• Research Blvd: 3 curb cuts</li><li>• Anderson Mill Rd: 3 curb cuts</li></ul>



## Area Retail

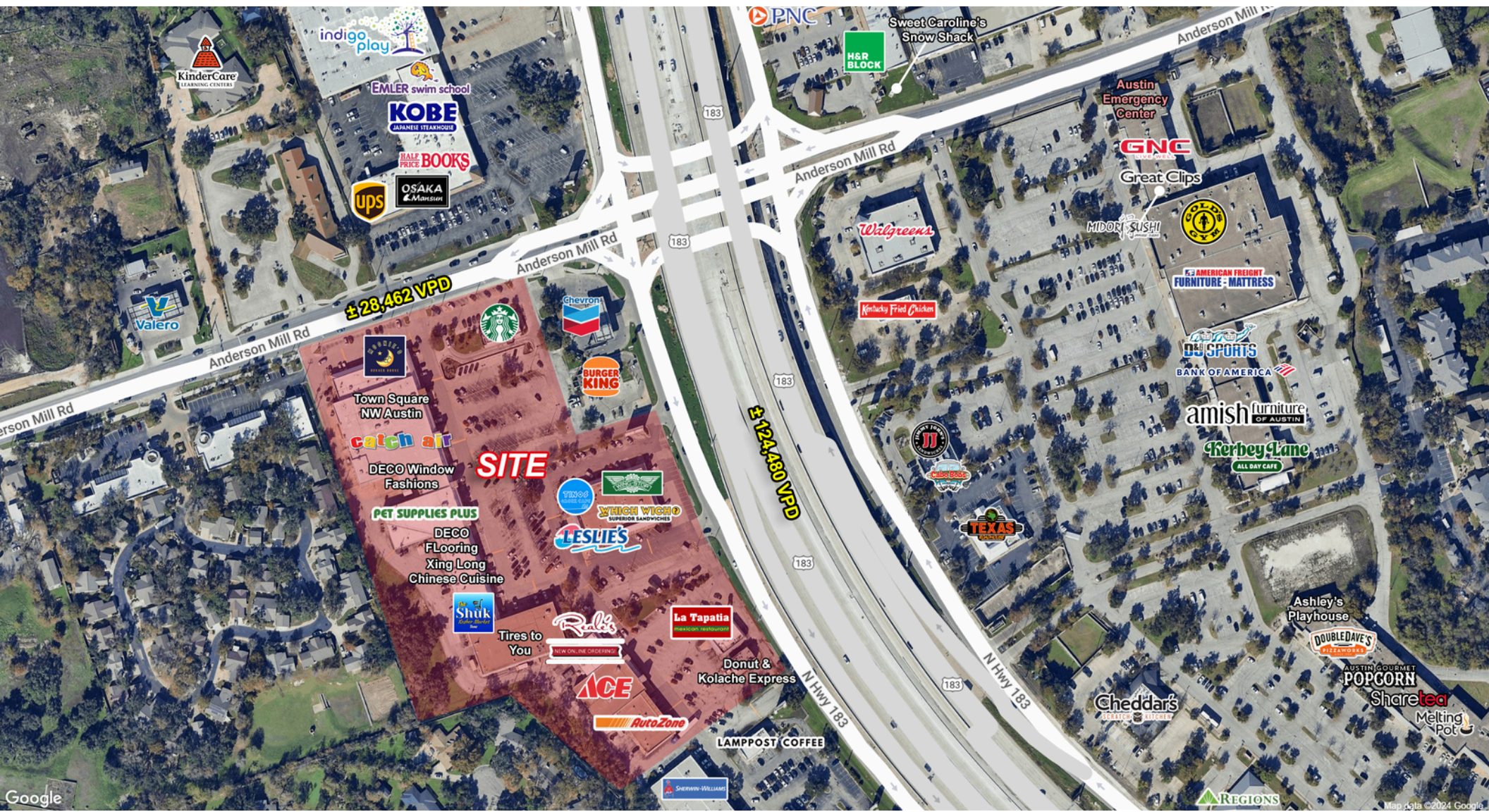


## Demographics

	1 mile	3 miles	5 miles
2024 Estimated Population	13,233	105,710	219,305
2024 Estimated Households	5,838	45,314	91,435
2024 Average Household Income	\$132,859	\$149,404	\$159,911
2024 Daytime Population	15,170	101,160	226,747

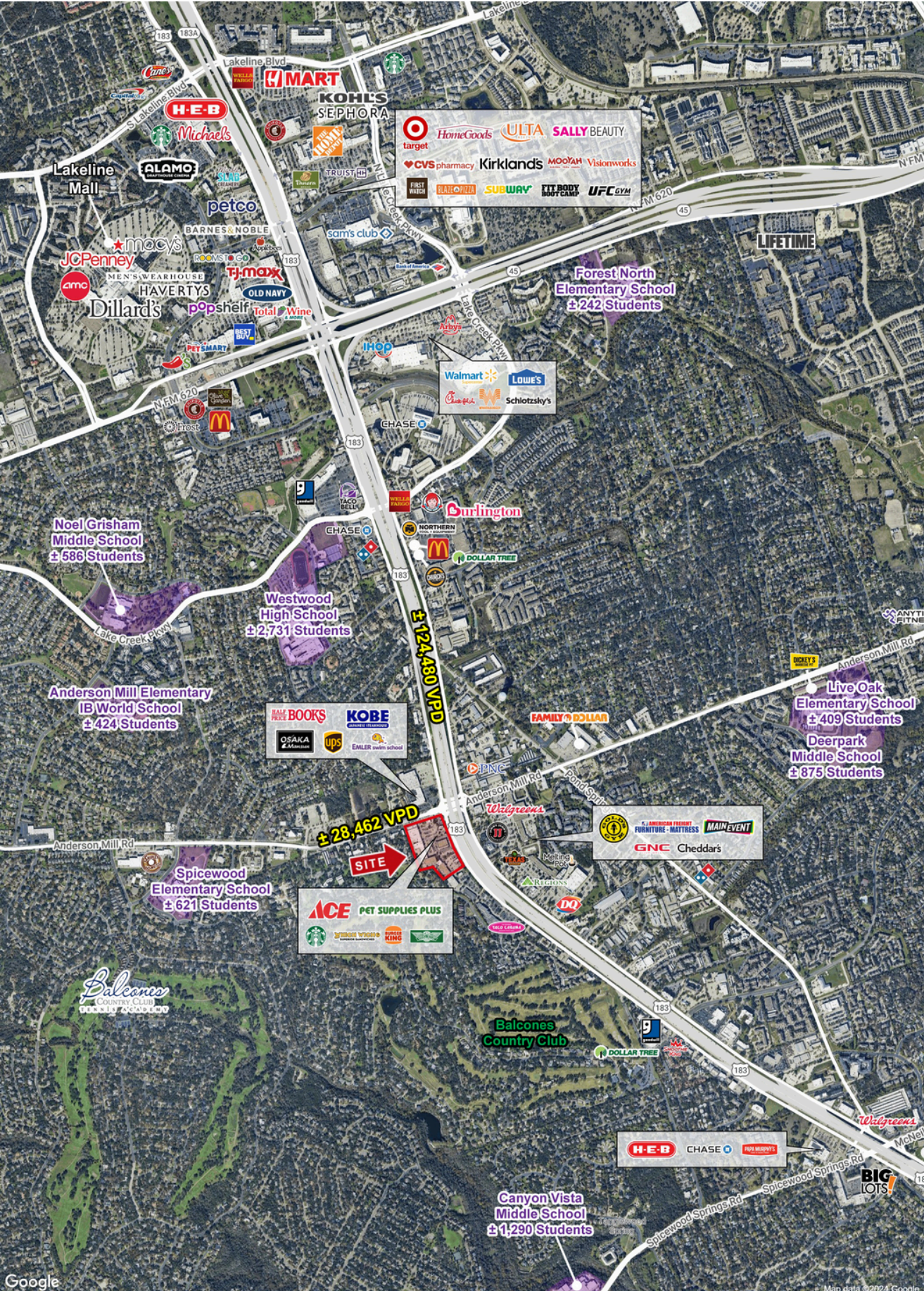


# Trade Area



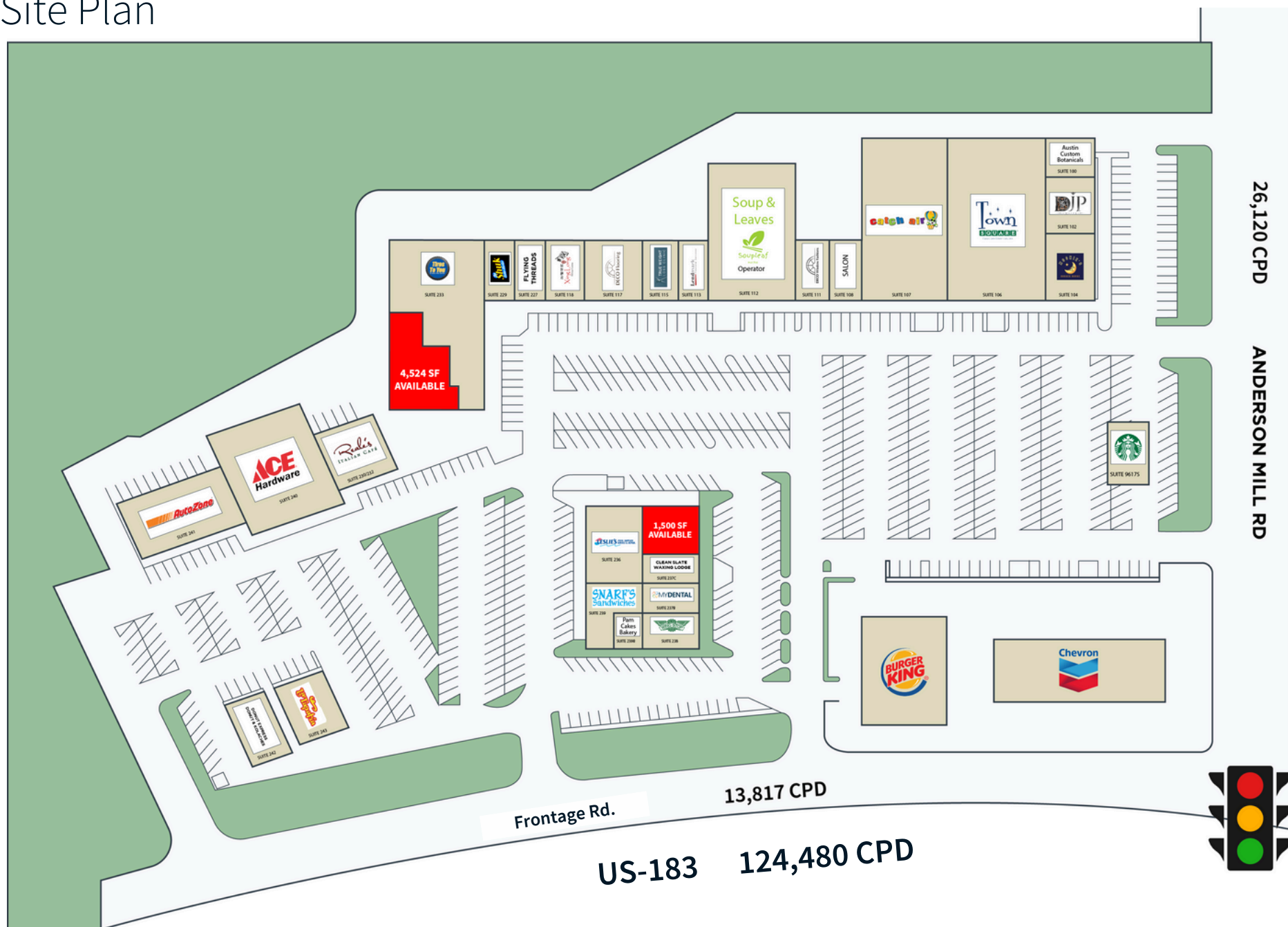


# Trade Area





# Site Plan





Photos







# Contact

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