


1,200-2,500 SF Available



 **JLL** SEE A BRIGHTER WAY

For Lease

Beck Commons

16560 FM 620, Round Rock, TX 78681

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Property Overview & Demographics

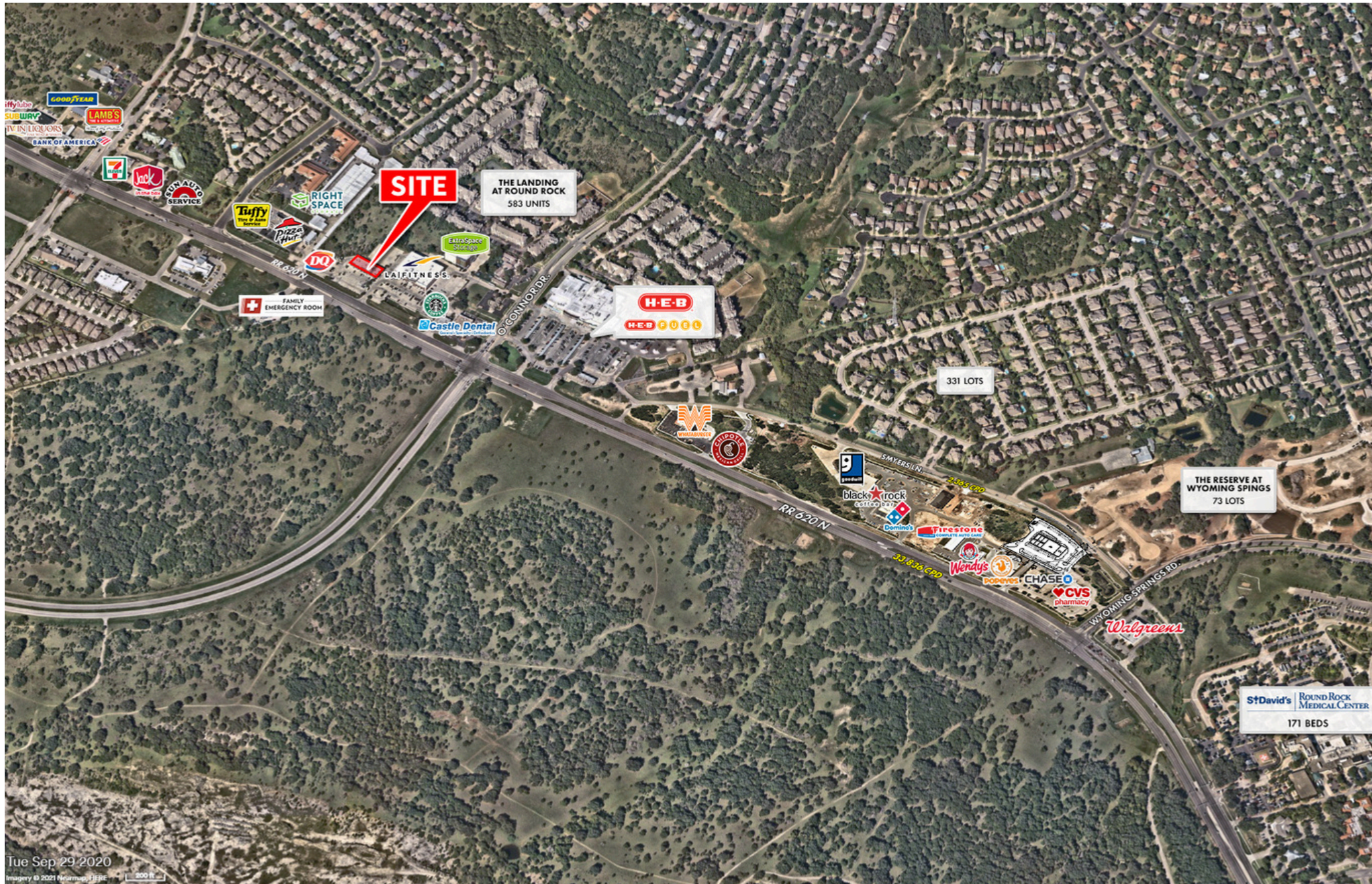
- LA Fitness anchored space available
- Full visibility and easy access from FM 620
- Major Tenants include:
 - LA Fitness, Starbucks, B. C. Dental, Supercuts, Sassy Nails, Rice-to-Go, among others



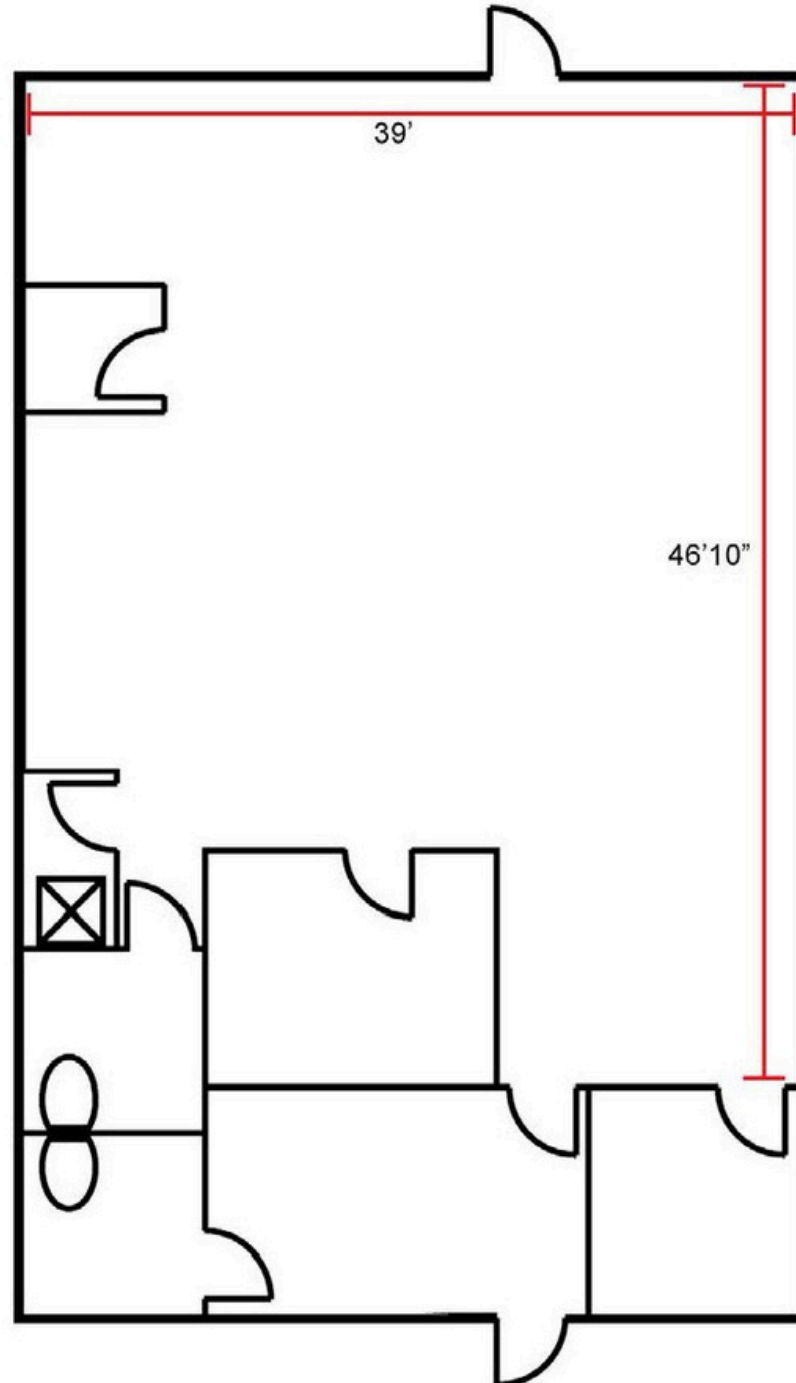
Location	16560 FM 260, Round Rock, TX 78681
Building Size	1,200 - 2,500 SF
Traffic Counts	<u>FM 620</u> : 33,853 CPD <u>O'Connor Dr</u> : 15,602 CPD
Lease Rates	Call Broker for Rates

2024 Demographics	1 mile	3 miles	5 miles
Estimated Population	9,496	76,107	244,533
Estimated Households	3,421	26,662	96,122
Average HH Income	\$173,254	\$167,620	\$137,216
Daytime Population	7,726	76,074	263,294

Aerial



Site Plan



Photo



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