



Trader Joe's Anchored Retail

17,000 SF Retail & 2 AC Available

# For Lease

SWC FM 1431 and Arrow Point Dr. - Cedar Park, TX



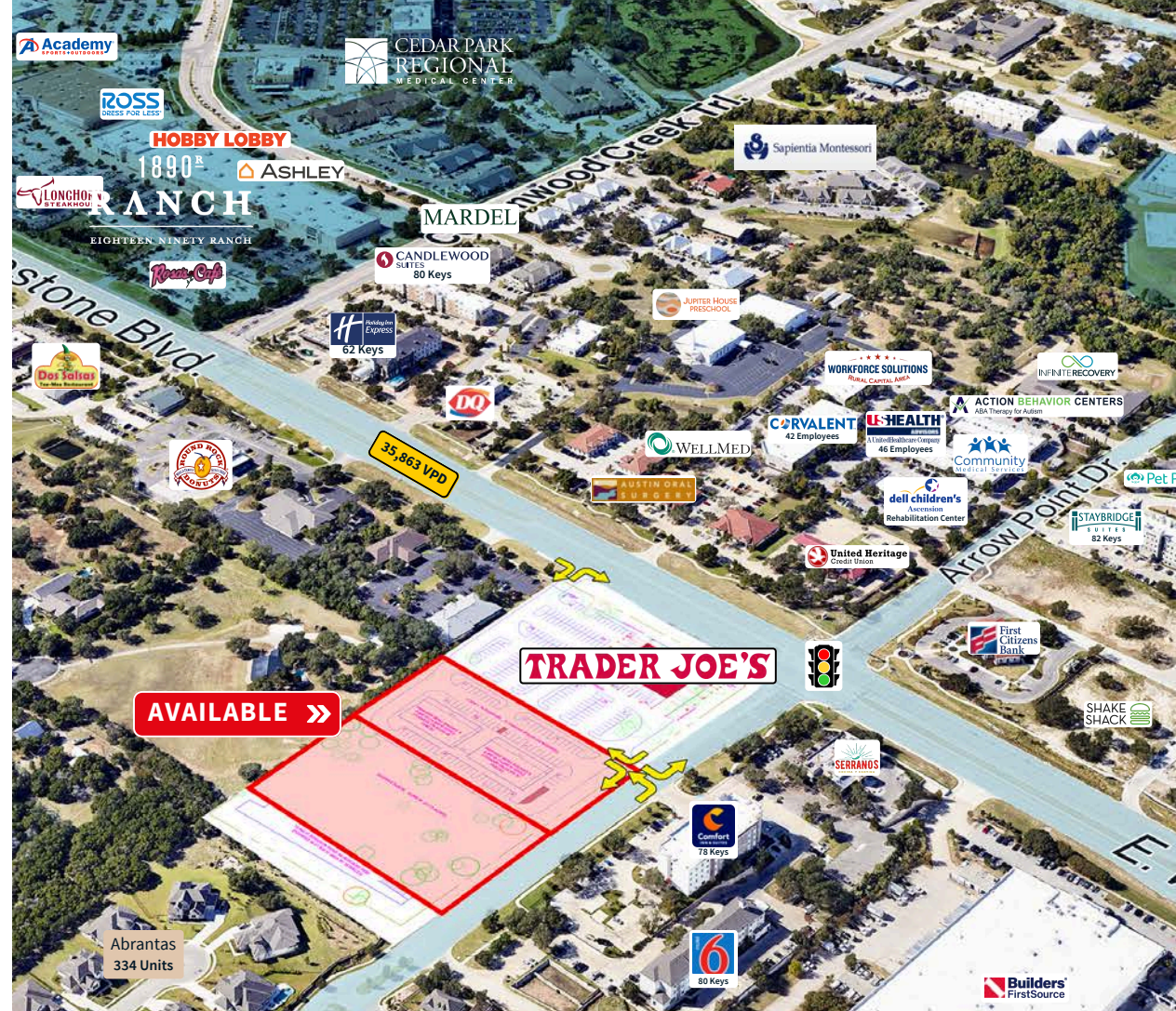
# Property Overview

## Trader Joe's Anchored Retail Space Available

- Great location in the heart of the rapidly-growing Cedar Park-Whitestone corridor
- ±17,000 SF of retail space for Lease & ±2 AC available
- Close proximity to Toll 183A/FM 1431 intersection, 1890 Ranch, Cedar Park Regional Medical Center, The Parke, the H-E-B Center, and future Perfect Game site (110-Acre mixed-use development)

Location	SWC of E. Whitestone Blvd. (FM 1431) & Arrow Point Dr. Cedar Park, TX 78613
Hard Corner	E. Whitestone Blvd (FM 1431) & Arrow Point Dr. (signalized)
Size	17,000 SF Retail
Access/Visibility	<ul style="list-style-type: none"> <li>• E. Whitestone Blvd (FM 1431)</li> <li>• Arrow Point Dr.</li> </ul>
Zoning	General Business (GB)
Existing Curb Cuts	<ul style="list-style-type: none"> <li>• <u>E. Whitestone Blvd. (FM 1431)</u>: Right In/Right Out</li> <li>• <u>Arrow Point Blvd.</u>: Full Access</li> </ul>

## Area Retail



## Demographics

	1 mile	3 miles	5 miles
2023 Estimated Population	7,225	78,168	226,355
2023 Estimated Households	2,555	27,306	81,849
2023 Average Household Income	\$124,889	\$140,786	\$144,777
2023 Daytime Population	11,041	71,177	190,458



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# Concept Site Plan





# Contact

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