



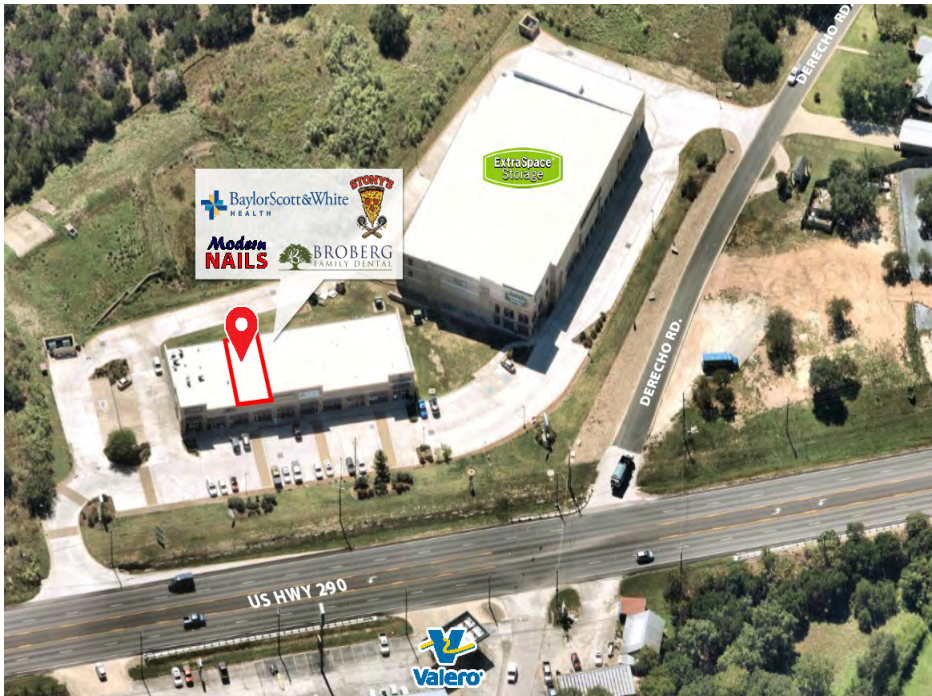
Southwest Center

9521 US 290 - AUSTIN, TX 78737

FOR LEASE | 1,800 SF AVAILABLE



Achieve Ambitions



THE HIGHLIGHTS

- Expected growth rate of 38% if the next 5 years
- AM side of the road, easy access, full visibility from US 290 (26,000 CPD)
- Prominent monument signage on US 290
- 8,000+ surrounding rooftops within 3 miles; Average household income of \$161,000
- 3 miles south of new H-E-B at US 290/RM 1826, and ±3 miles north of future Nutty Brown H-E-B location

AREA RETAILERS



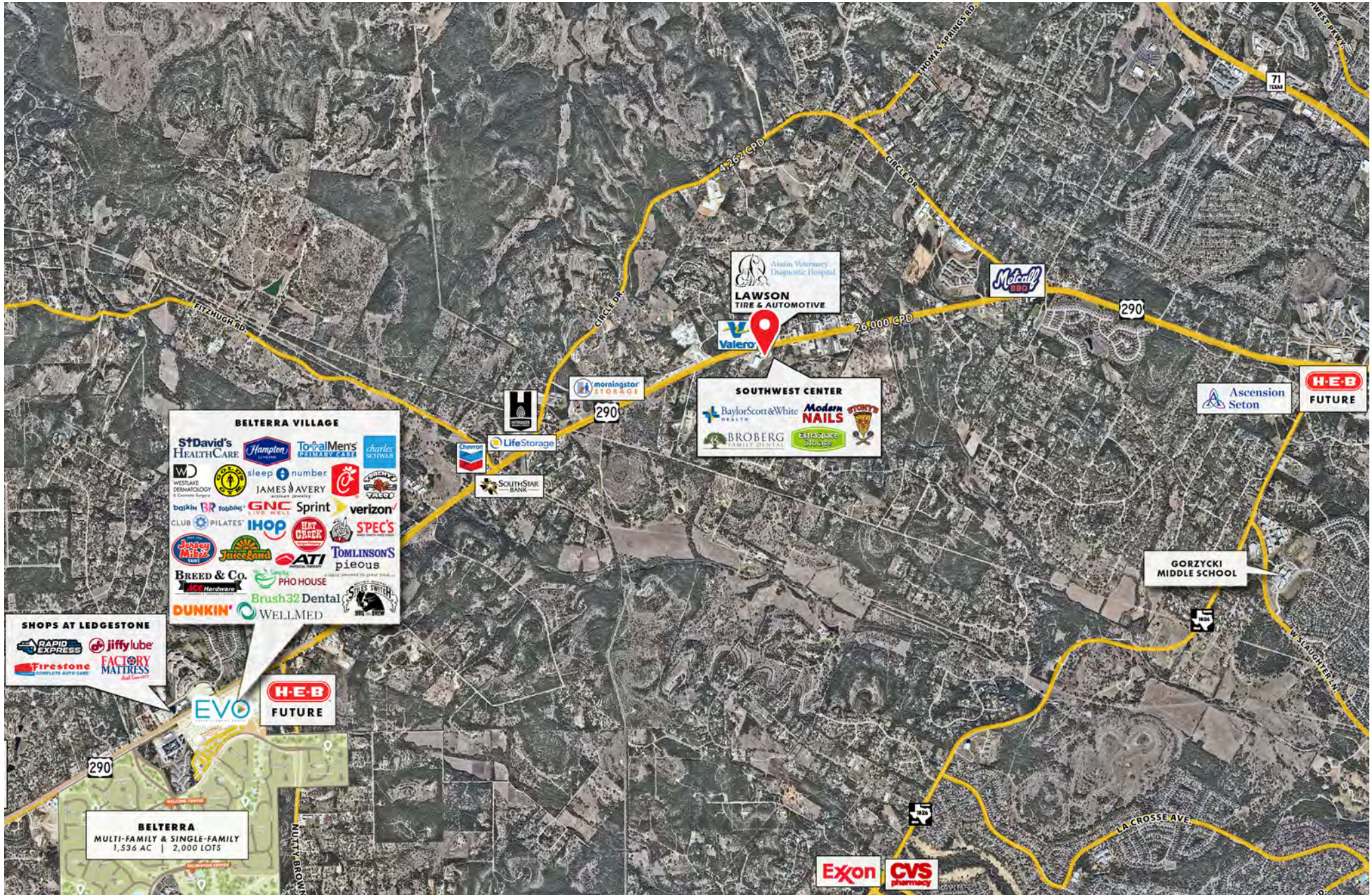
Center Details

PROPERTY SIZE	±4.06 AC (176,854 SF)
ADDRESS	9521 US 290 - Austin, TX 78737
BUILDING SIZE	14,000 SF
YEAR BUILT	2015
COTENANTS	Baylor Scott & White Clinic, Broberg Family Dentistry, Baylor Scott & White Institute For Rehabilitation, Modern Nails Salon, and Stony's Pizza
FEATURES	<ul style="list-style-type: none"> » Monument Signage » Highway Access











BROKER CONTACT

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