



ARBOR PARK – RETAIL FOR LEASE

RONALD REAGAN BLVD & EAST WHITESTONE BLVD, CEDAR PARK, TX 78613

STEPHEN DEPIZZO

Managing Director

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stcroixcra.com

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OFFERING SUMMARY

Building A

Available SF: 1,500 SF - 5,021 SF
Lease Rate: \$32.00 - \$38.00 PSF NNN

Building E

Hard Corner
Available SF: 1,500 SF - 7,000 SF
Lease Rate: \$32.00 - \$38.00 PSF NNN

PROPERTY HIGHLIGHTS

- Located in Cedar Park at the corner of FM 1431 & Ronald Reagan Blvd beside Walmart, HEB, Specs and other notable national retailers.
- Signaled Intersection
- Cedar Park is one of the fastest growing sub-markets and retail corridors in the country.
- Arbor Park is the last remaining hard corner on one of Cedar Park's most traveled thoroughfares.



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,500	61,799	180,447

HOUSEHOLDS & INCOME

Average HH income	104,895	105,430	93,902
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TRAFFIC COUNTS

Hwy 1431 E of Ronald Reagan - 40,839 VPD
Ronald Reagan S of Hwy 1431 - 28,300 VPD

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1 FIRST FLOOR PLAN
SCALE: 1" = 40'-0"

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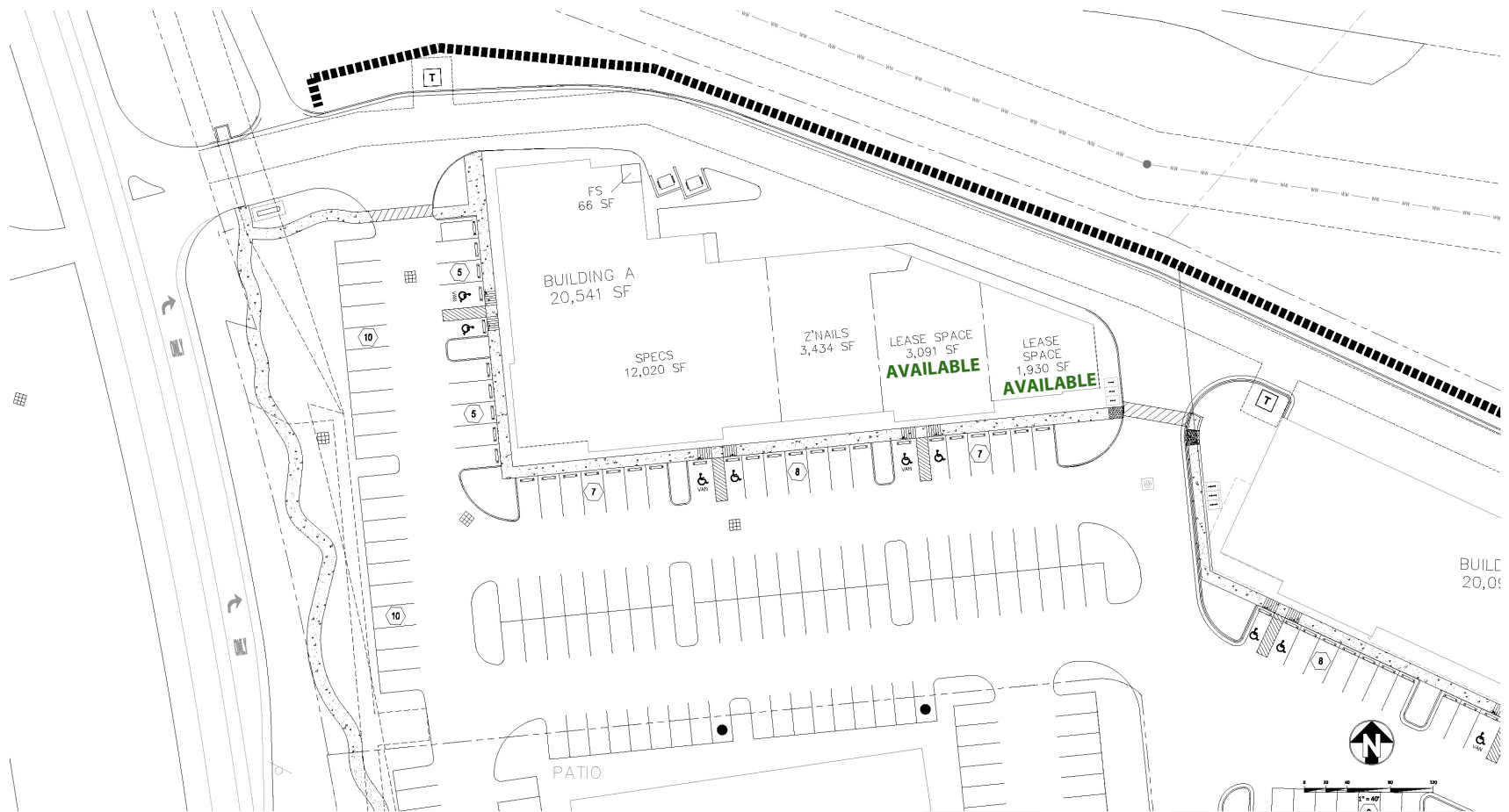
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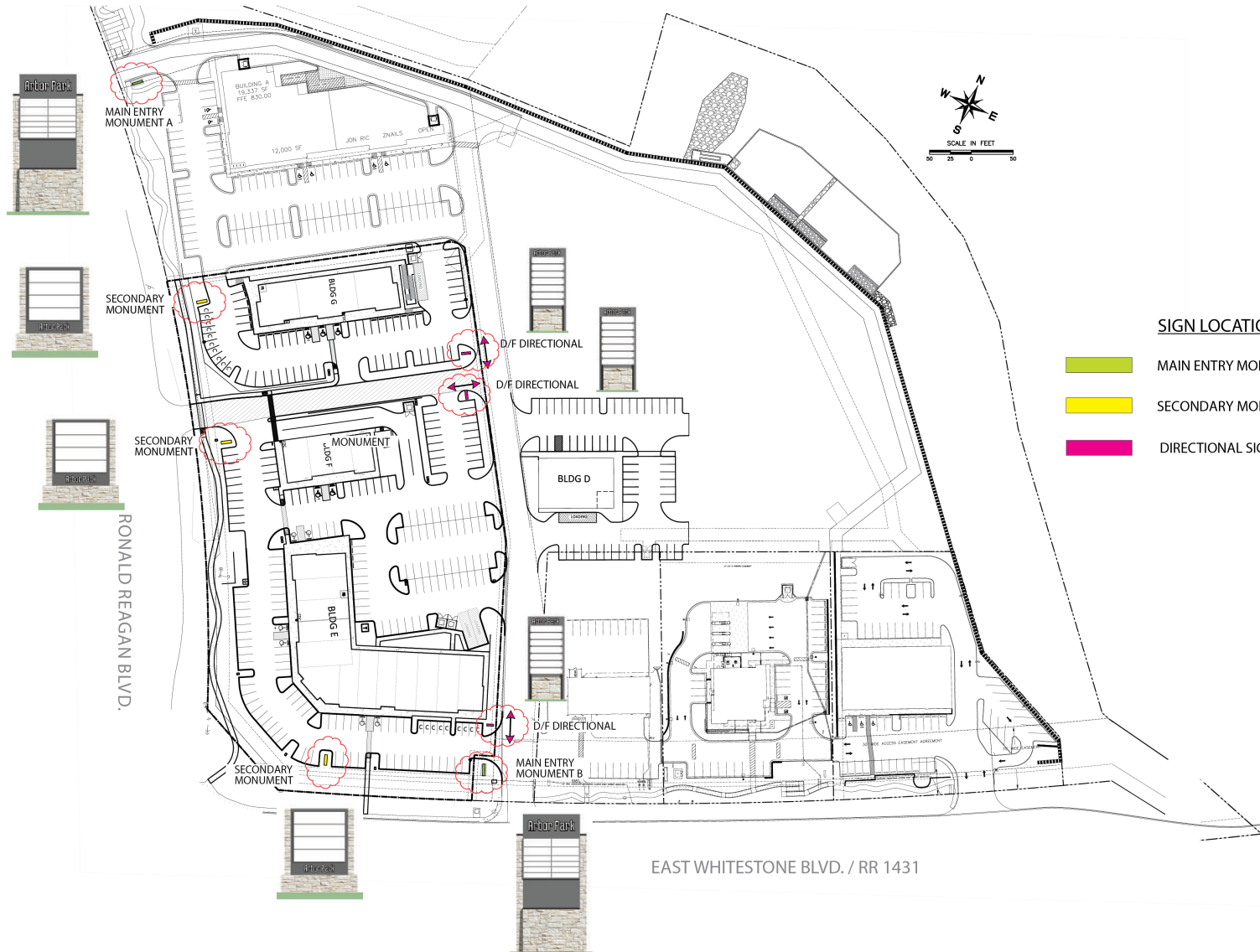
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