

PROPERTY
FOR LEASE

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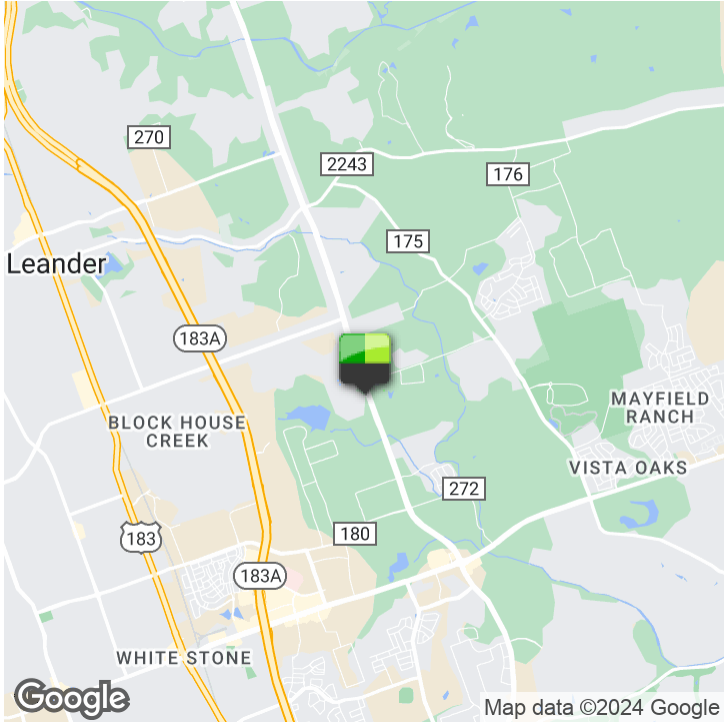
LEANDER, TX 78641

15181 RONALD REAGAN BLVD SUITE 309

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (12.00/NNN)
Building Size:	1,660 SF
Available SF:	1,660 SF
Lot Size:	51,270 SF
Number of Units:	1
Year Built:	2024

PROPERTY OVERVIEW

Leander, Texas, is a thriving and growing community with plenty of opportunities for businesses to thrive. As you consider leasing this retail space, you'll be entering a market with several promising options. Leander is currently in need of various businesses to cater to its growing population, and this space could be the perfect opportunity to fill that gap.

Discover an excellent opportunity to lease a versatile retail space in Leander, Texas. This space is ideal for a retail store, a fast/casual restaurant, or a service-based business. It offers the potential for a wide range of business concepts.

Secure a pioneering advantage by being the first to establish your presence in a brand-new, expansive development tailored for retail spaces. This unique opportunity allows you to lead your niche market, offering you unparalleled exposure and the chance to set the standard in an emerging retail destination.

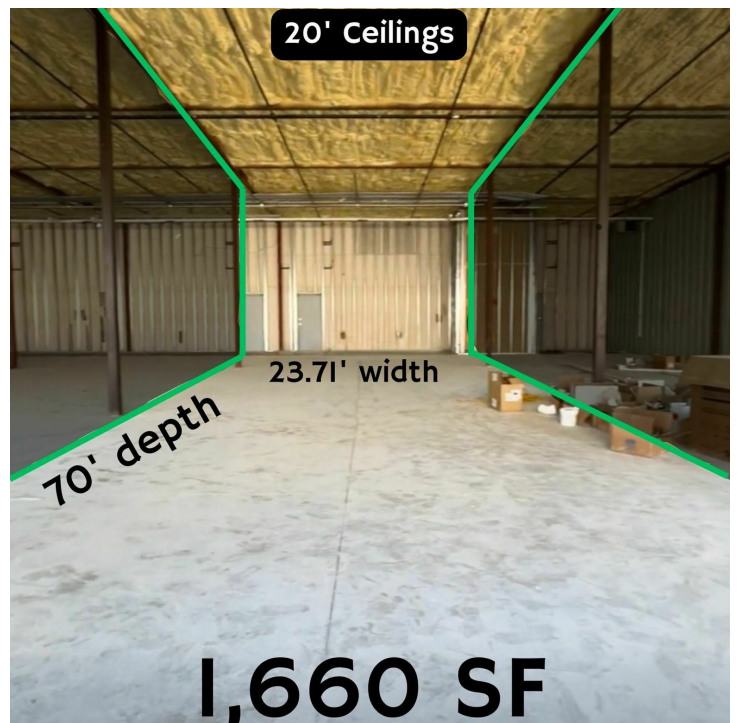
PROPERTY HIGHLIGHTS

- Join Brass Tap, Desi District, Shipley's Donuts, and The Learning Experience!
- TI Offered
- Growing Demographics

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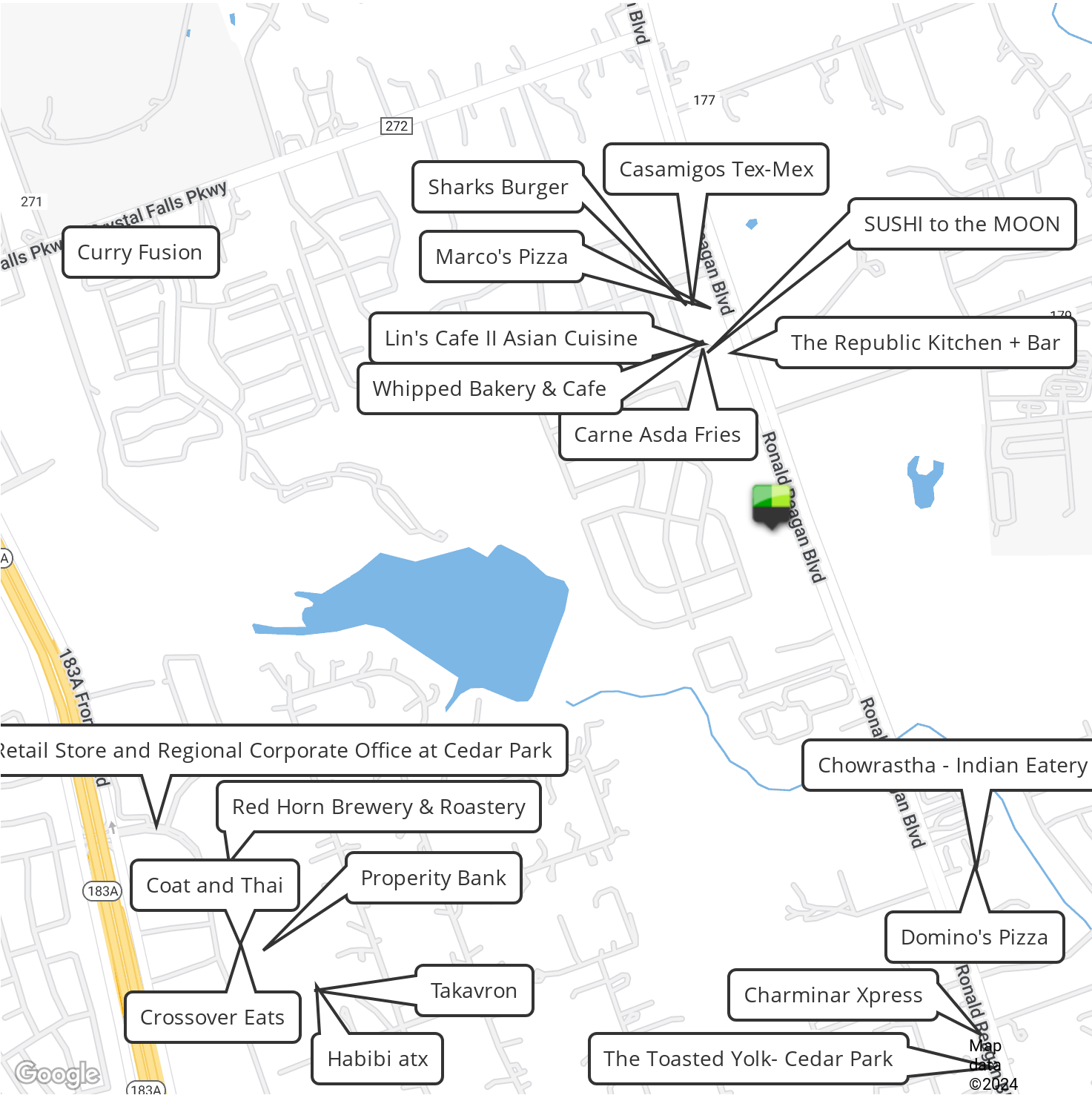
ADDITIONAL PHOTOS



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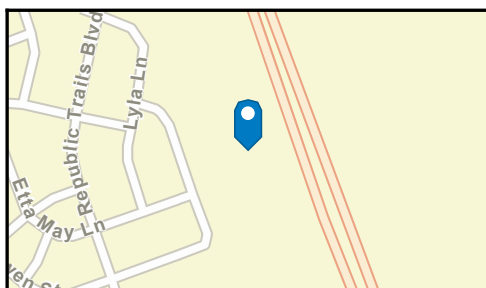
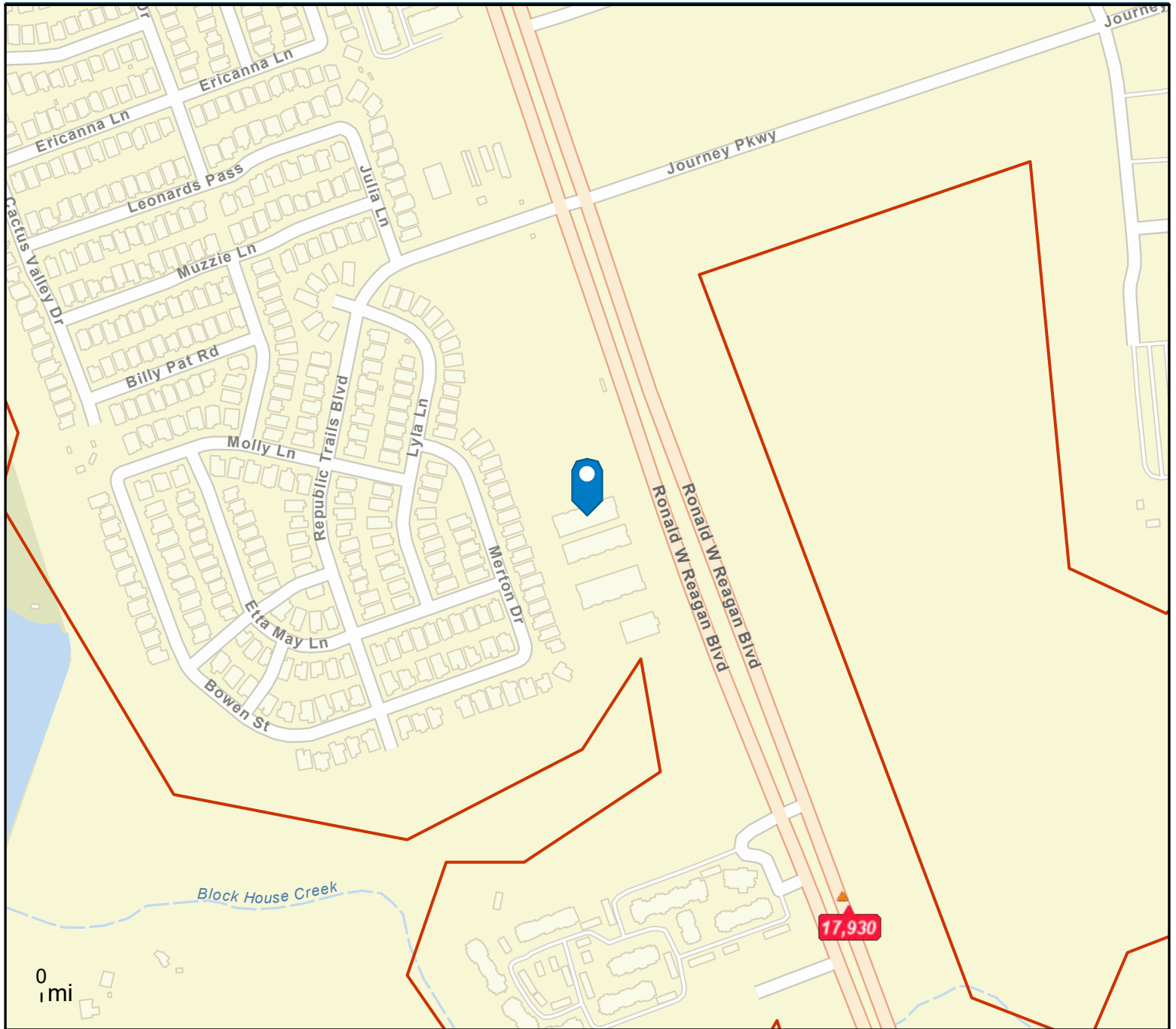
LOCATION MAP



Traffic Count Map - Close Up

15181 Ronald W Reagan Blvd, Leander, Texas, 78641
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.55811
Longitude: -97.79908



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 08, 2024

DEMOGRAPHIC SUMMARY

15181 Ronald W Reagan Blvd, Leander, Texas, 78641

Drive time of 5 minutes

KEY FACTS

13,450

Population



4,321

Households

38.2

Median Age

\$109,143

Median Disposable Income

EDUCATION

1.5%

No High School Diploma



10.4%

High School Graduate



24.1%

Some College/

Associate's Degree



64.0%

Bachelor's/Grad/

Prof Degree

INCOME



\$132,816

Median Household Income



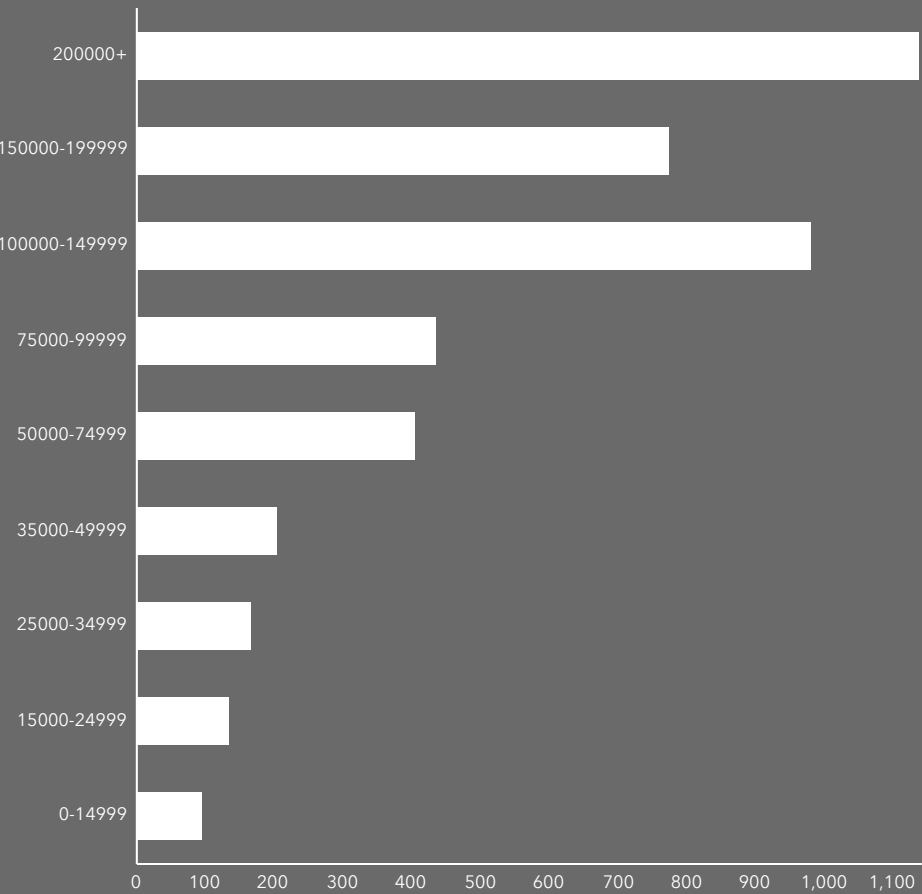
\$56,895

Per Capita Income

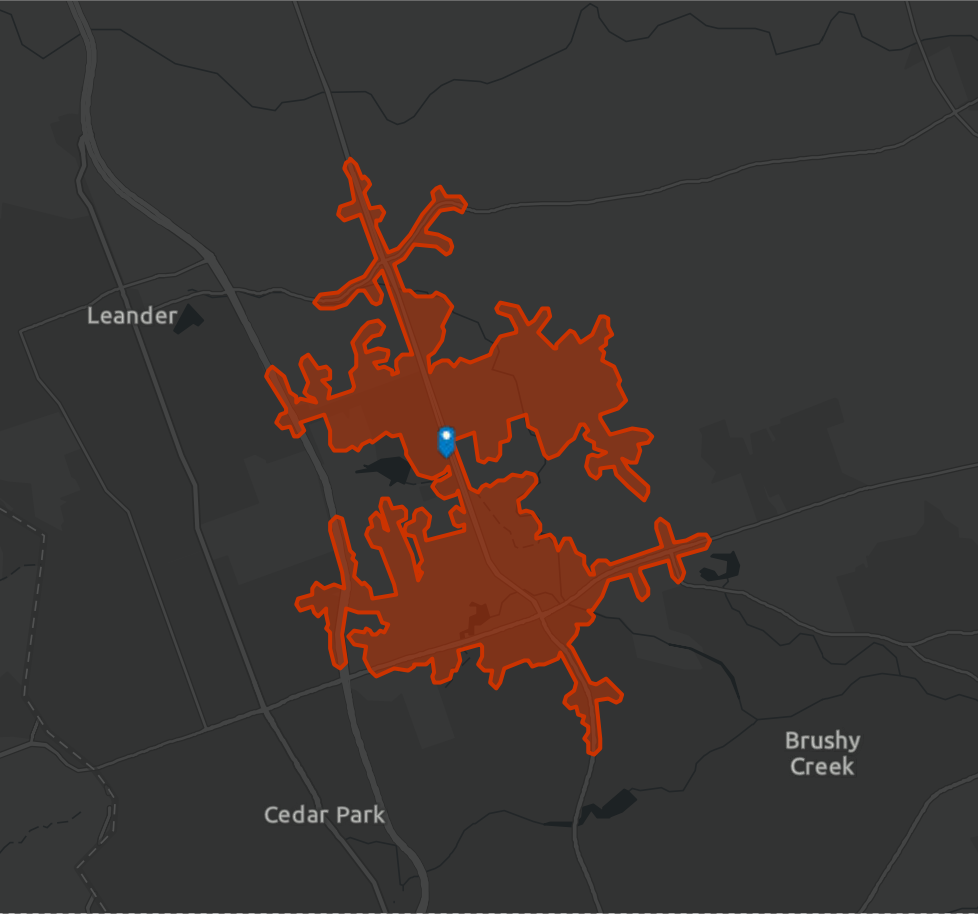


\$574,967

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



81.7%

White Collar



9.6%

Blue Collar



9.6%

Services

4.5%

Unemployment Rate