

WHOLE FOODS MARKET

FOR LEASE

Shops at Arbor Trails



4301 W WILLIAM CANNON DR | AUSTIN, TX 78749

- 2009 and 2011 Best Real Estate Award by the Austin Business Journal
- Tranquil ponds with surrounding hike and bike trails.

TRAFFIC COUNTS

MoPac - 78,506 VPD

William Cannon E of MoPac - 43,832 VPD

William Cannon W of MoPac - 38,223 VPD

| 2019 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Total Population | 10,479 | 88,426 | 240,046 |
| Daytime Population | 7,389 | 38,787 | 119,705 |
| Average HH Income | \$82,187 | \$95,964 | \$99,275 |
| Total Households | 5,222 | 38,473 | 103,136 |

AVAILABLE SF: Suite B 126 - 1,260 Sq Ft
Building K - 2,456 Sq Ft
Building E220 - 1,200 Sq Ft

CALL FOR MORE INFORMATION

JOEY CHRISTOPHER
BROKER

(512) 263-1333
joey@christopherinv.com

TOM YORK

(512) 920-4111
advancellc@me.com

**RETAILERS & BUSINESSES
IN ARBOR TRAILS**



THE SHOPS AT ARBOR TRAILS

Austin, Texas



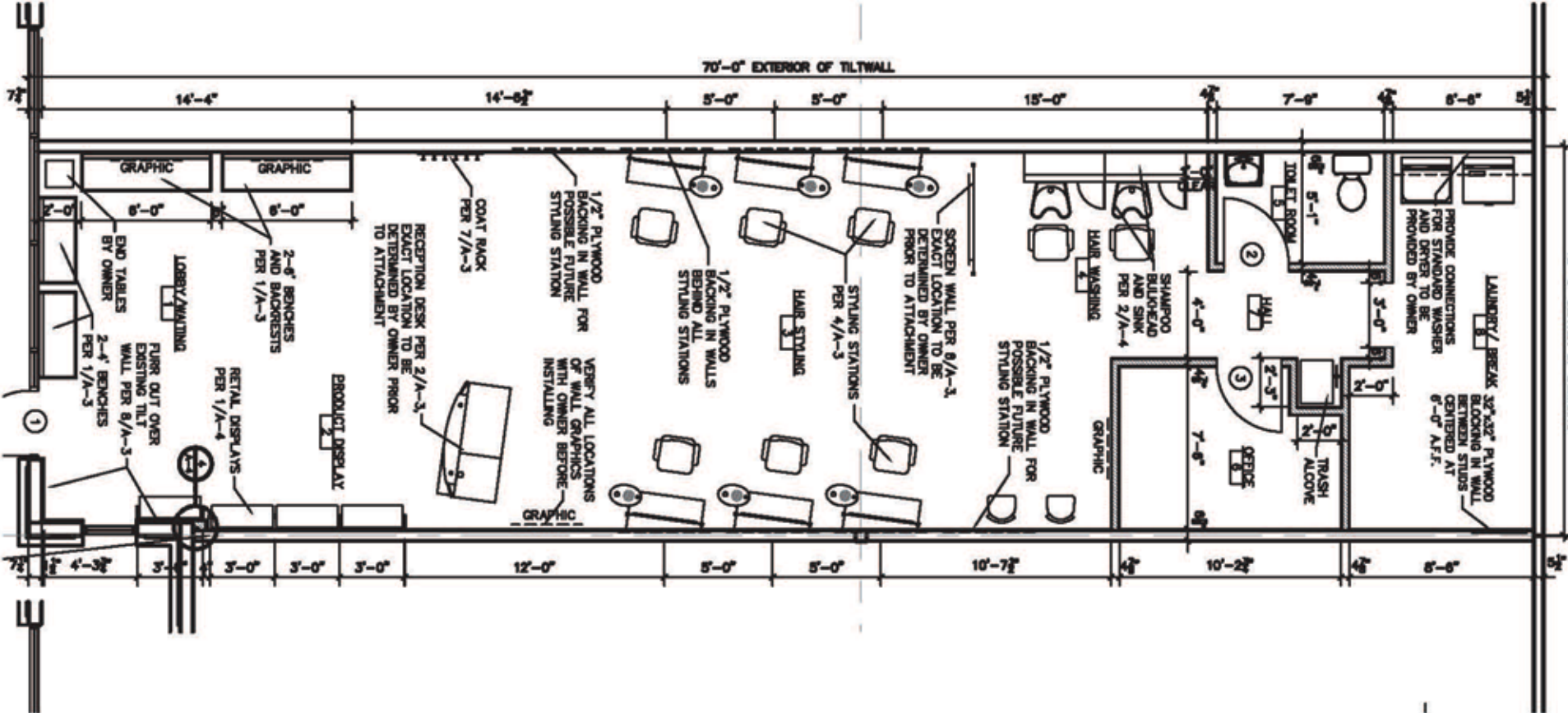
LOT 1 TENANTS

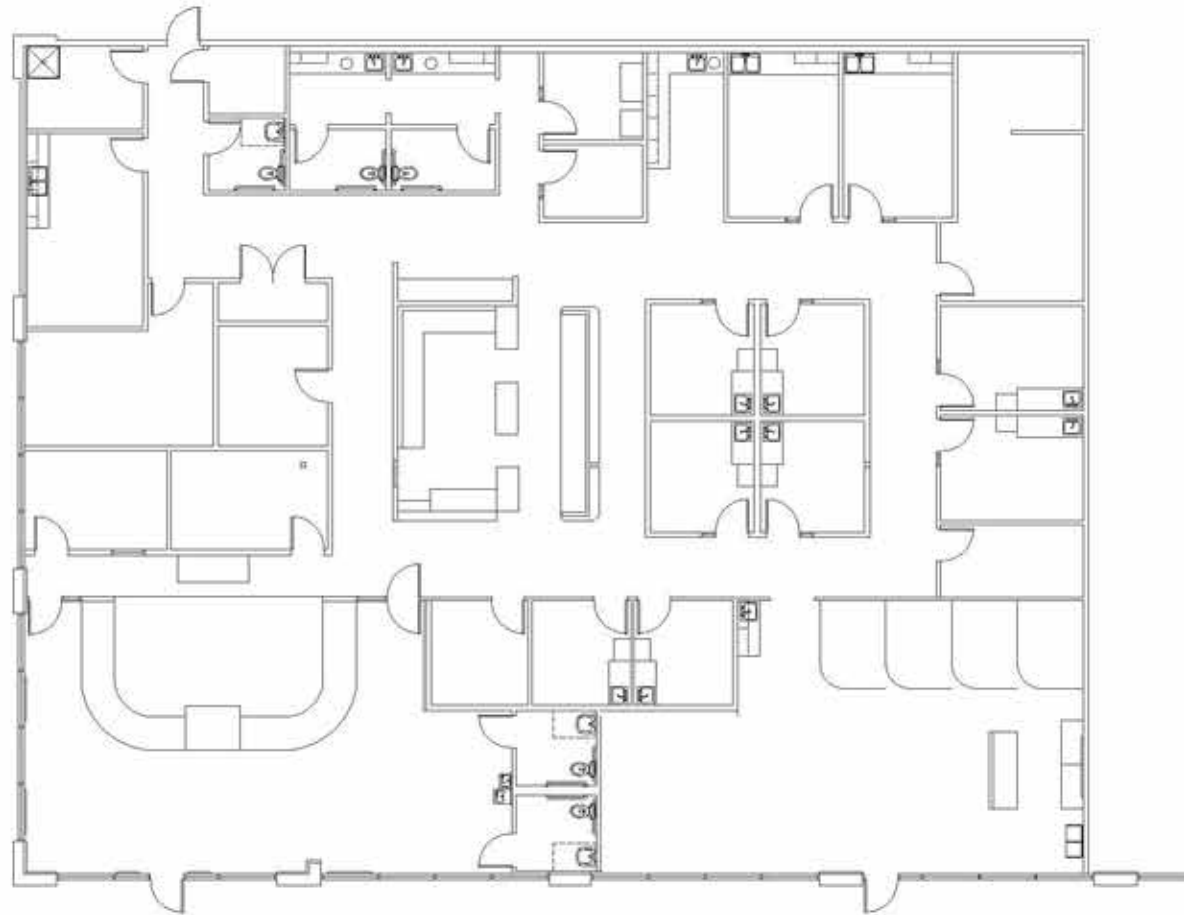
| | | |
|---|---|--|
| <p>BUILDING 1 (LOWER LEVEL)</p> <ul style="list-style-type: none"> Whole Foods (39,830 SF) Haverty's (36,000 SF) Marshalls (20,000 SF) Healthy Fit (2,880 SF) Total Men's (1,520 SF) Fast Frames (1,894 SF) Double Doves (2,254 SF) Firehouse Subs (2,403 SF) Gambuzza's (1,400 SF) The UPS Store (1,400 SF) Restore Cryotherapy (2,956 SF) Expert Nails & Spa (2,456 SF) Supercuts (1,260 SF) Nationwide Insurance (1,291 SF) T.D. Ameritrade (1,568 SF) Pure Bikram Yoga (2,800 SF) Austin Fine Floors (2,204 SF) | <p>BUILDING 1 (UPPER LEVEL)</p> <ul style="list-style-type: none"> Innovate Eye Care (650 SF) Lane Star Music School (1,730 SF) TLC Weight Loss Clinic (1,1231 SF) Jack Fan, DDS (2,485 SF) Central Texas Learning (2,030 SF) Innovative Eye Care (2,582 SF) <p>BUILDING 2</p> <ul style="list-style-type: none"> Panda Express (2,226 SF) Smoothie King (1,310 SF) Snap Kitchen (1,500 SF) Torchy's Tacos (2,499 SF) <p>BUILDING 3</p> <ul style="list-style-type: none"> Sprint (2,456 SF) I.Code (2,606 SF) | <p>BUILDING 4</p> <ul style="list-style-type: none"> Mandala's (6,011 SF) Christopher Inv. Co. (5,915 SF) <p>BUILDING 5</p> <ul style="list-style-type: none"> Five Guys (2,578 SF) Tiff's Treats (1,680 SF) Lions, Tigers and Toys (2,400 SF) Hand & Stone Massage (3,286 SF) <p>BUILDING 6</p> <ul style="list-style-type: none"> Pure Smiles (2,426 SF) Concerra Health (7,500 SF) |
|---|---|--|



Suite B-126

1,260 SQ FT | 2020 Estimated NNN-\$10.37 PSF
Base Rent- On Request
CALL 512-263-1333 or 512-920-4111





2

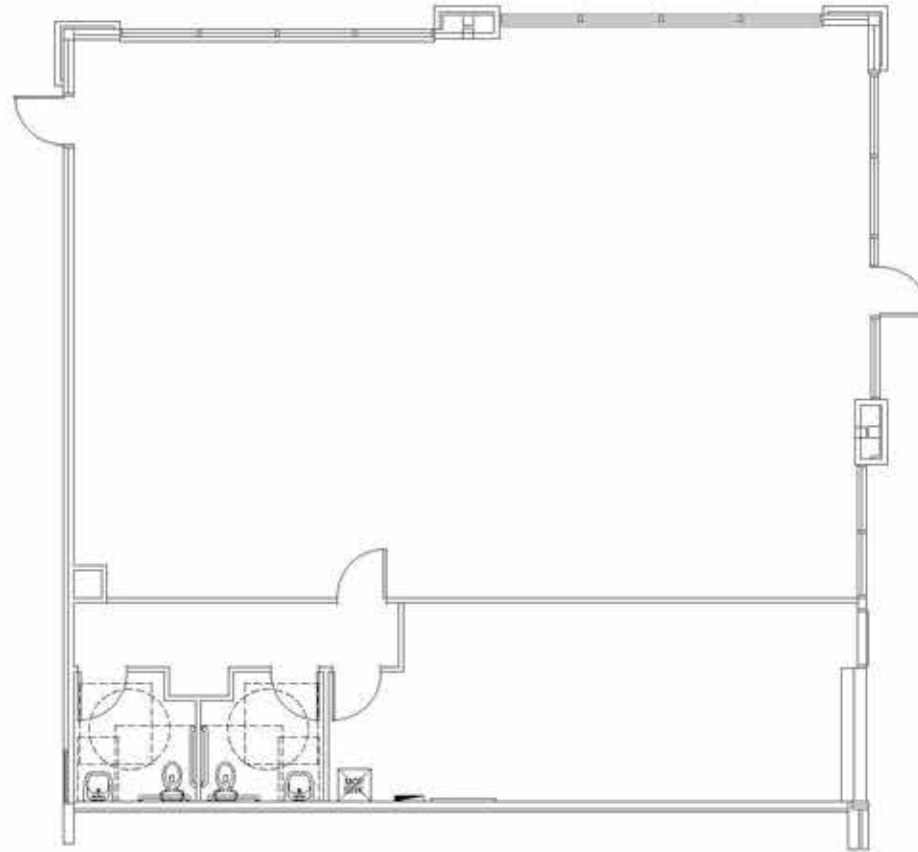
Area calculations are to be approximate in nature and do not represent dimensions as surveyed by a licensed surveyor. As such, no warranties, expressed or implied, are made regarding the accuracy thereof. All calculations used in lease documents should be confirmed by the Owner prior to finalization of lease agreements.

Scale: NOT TO SCALE

09/15/20

ARBOR TRAILS
SUITE E-320- 7500 SF

3



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Scale: NOT TO SCALE

09/09/20

SPRINT ARBOR TRAILS
BLDG. K SUITE 100 - 2456 SF



ESCARPMENT VILLAGE
4301 W WILLIAM CANNON DR.
AUSTIN, TX.
SUITE E220

PROGRESS DOCUMENT

NOT FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION
JACQUELINE C DODSON
TX. 16009

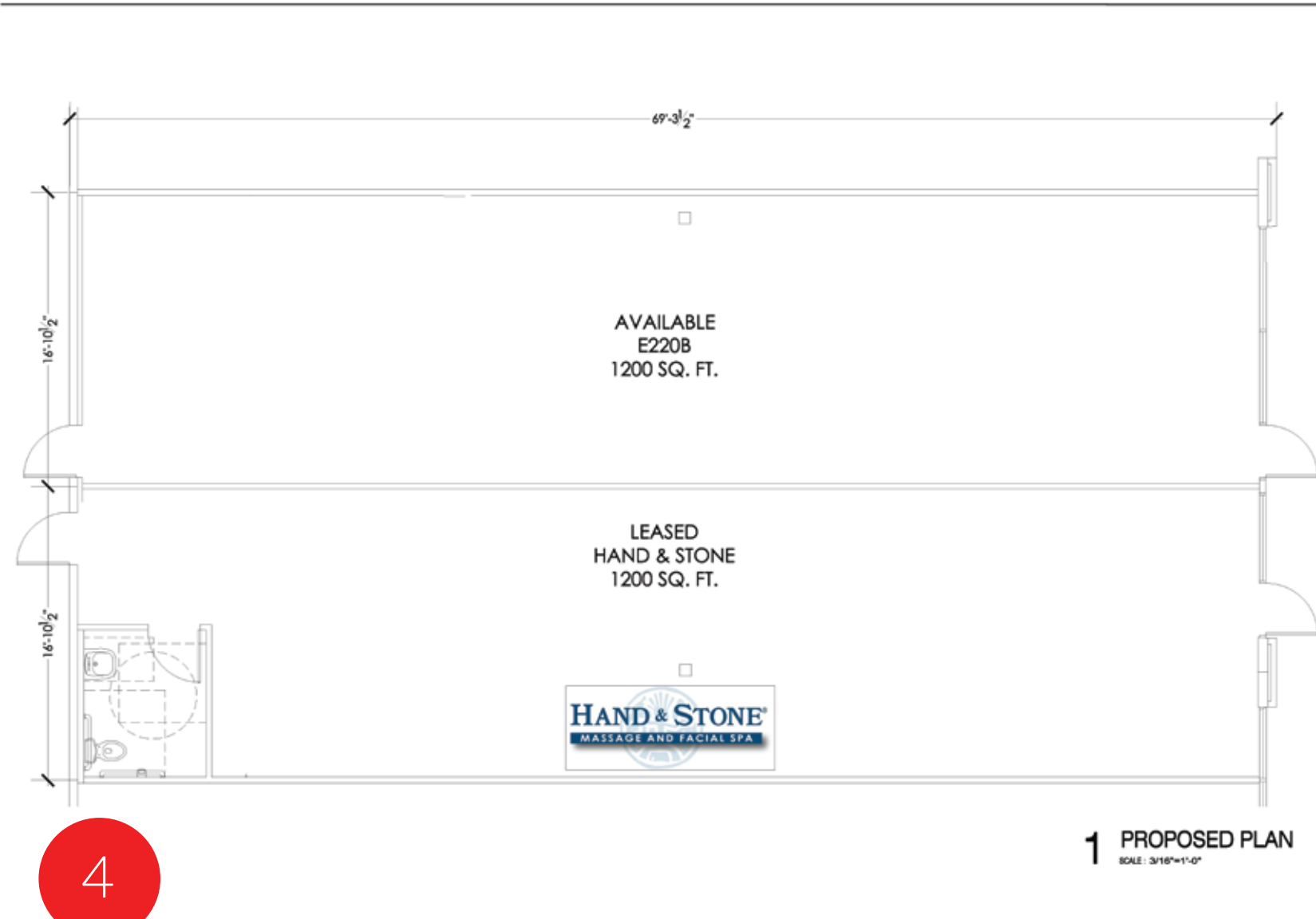
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REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 12/18/20 | REVIEW |
| | | |
| | | |

**PROPOSED
PLAN**

TF- 02



4

1 PROPOSED PLAN
SCALE: 3/16"=1'-0"