

For Lease: Retail / Office

Cypress Creek Village

351 Cypress Creek Rd ♦ Cedar Park ♦ TX ♦ 78613



NEW Construction Retail Building

Location

**351 Cypress Creek Rd
1/4 mile west of Highway 183**

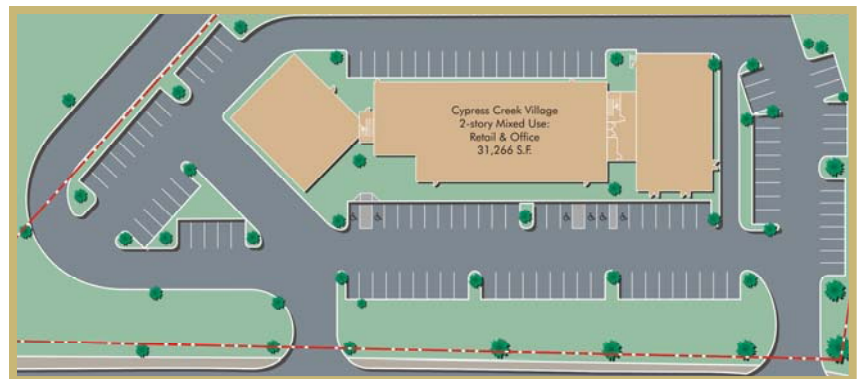
**Mixed Use Retail/Office
+/-18,270 SF - Retail**

Up to \$24 PSF plus NNN - Endcap

TI Allowance \$20 PSF

**Call about Special Tenant Improvement
Promotion!**

**1 High School, 3 Elementary Schools
within 2 miles on Cypress Creek Road!**



Area Retailers

**CVS, Jack in the Box, KFC, McDonald's,
Pizza Hut, Randall's, Sonic, Starbucks,
Walgreens, Whataburger**

139 total parking spaces

Noble  Capital

**Contact - Realty
Office - 512.249.2800**

**www.noble-capital.com
Fax - 512.249.2803**

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Demographics	1 mile	3 miles	5 miles
Population:	9,344	58,550	131,194
Households:	3,131	19,825	45,767
Income:	\$73,705	\$79,425	\$75,940

Traffic Counts

Cypress Creek Rd W of Hwy 183 +/- 17,606 vpd
Cypress Creek Rd E of Lakeline +/- 19,708 vpd



Call today to become part of Cedar Park's rapid growth!

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