

For Lease: Retail

The Mill

Neighborhood Shopping Center

9514 Anderson Mill Rd. ♦ Austin ♦ TX ♦ 78729



Location:

Near NE Corner of Highway 183
& Anderson Mill Rd

Shopping Center Size:

+/-20,000 SF



Leasing Rate:

Up to \$16/SF
NNN \$5.00

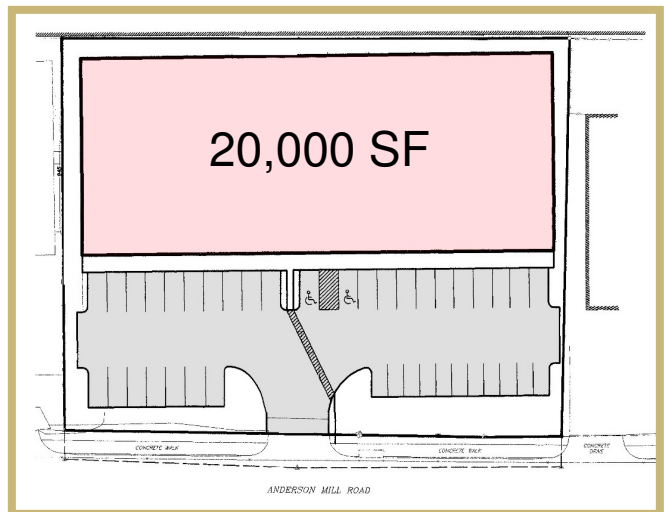
Finish Out Allowance Available

Traffic Counts:

Anderson Mill E. of Hwy 183: **18,000 vpd**
Hwy 183 N. of Anderson Mill Rd: **70,400 vpd**
Hwy 183 S. of Anderson Mill Rd: **87,640 vpd**

Area Retailers:

Main Event, KFC, Blockbuster Video,
Cheddars, Quizno's, Arby's, Subway, Tres
Amigos, Salons Unique, Firestone, Taco
Cabana, Starbucks, Double Dave's,
Lack's, Texas Roadhouse, Pei Wei



Noble Capital

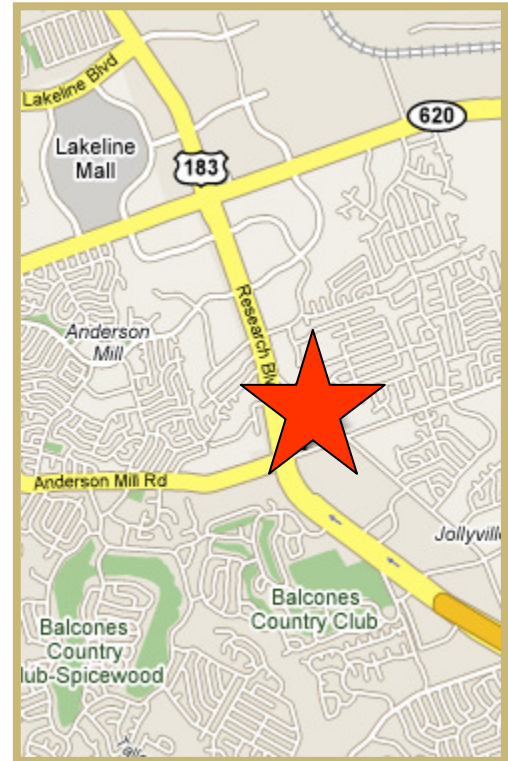
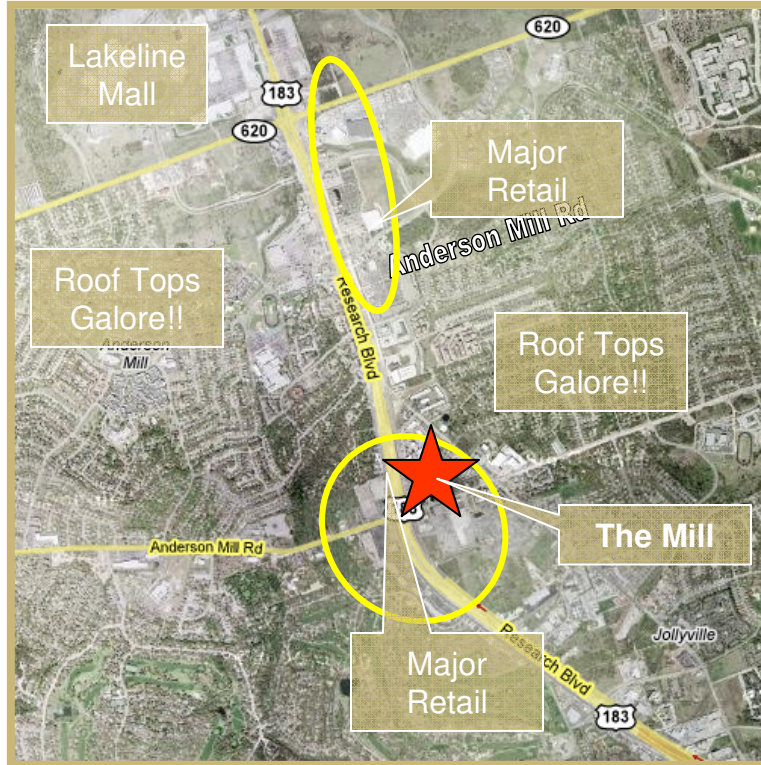
Contact - Realty
Office - 512.249.2800

www.noble-capital.com
Fax - 512.249.2803

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Demographics	1 mile	3 miles	5 miles
Population:	13,511	85,422	163,051
Households:	5,413	31,679	61,140
Income:	\$79,685	\$89,419	\$91,920

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