

# Bee Cave Shopping Center

15500 Hwy. 71  
Bee Caves, TX 78738

37,951 SF  
Retail Center

1,520 SF Restaurant Space Available  
1,000 SF Retail Space Available  
1,788 SF Retail Space Available  
10,000 SF Daycare or Office Available







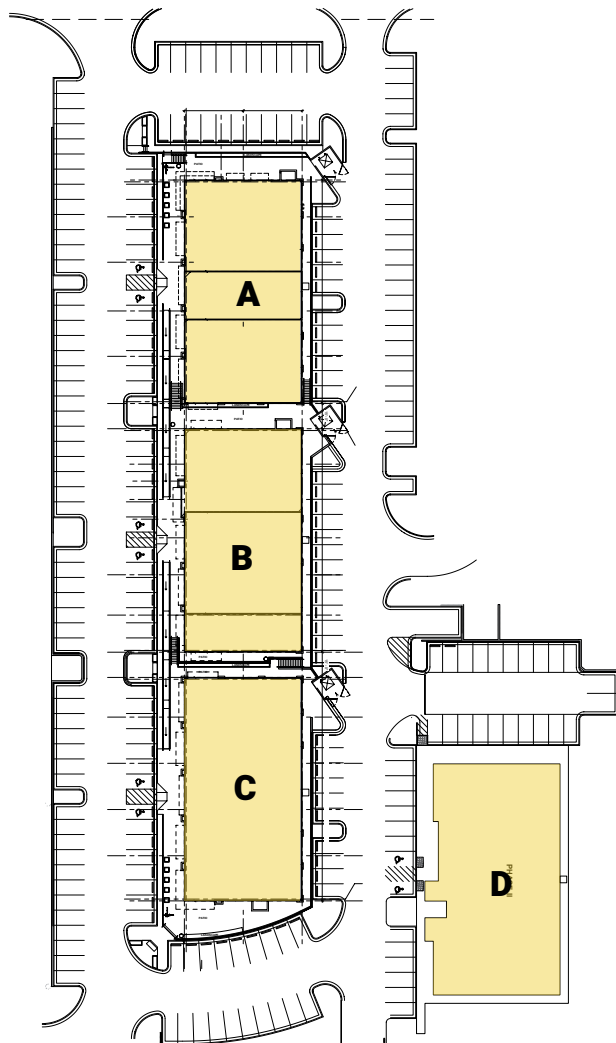


# Bee Cave Shopping Center offers excellent highway visibility and a strong, surrounding retail base.

Neighborhood tenants include Nitro Swimming, a 30,000 square foot indoor swimming facility which features an Olympic size competition/training pool as well as a dedicated swim lesson pool.

Located directly on Highway 71 with high VPD count and great visibility

New stoplight at the intersection of Hwy. 71 and the entrance to the center will provide ease of traffic flow



**Building A**  
9,310 Square Feet

**Building B**  
9,310 Square Feet

**Building C**  
9,310 Square Feet

**Building D**  
10,021 Square Feet

**Total Square Footage:**  
37,951 SF

# Project Overview

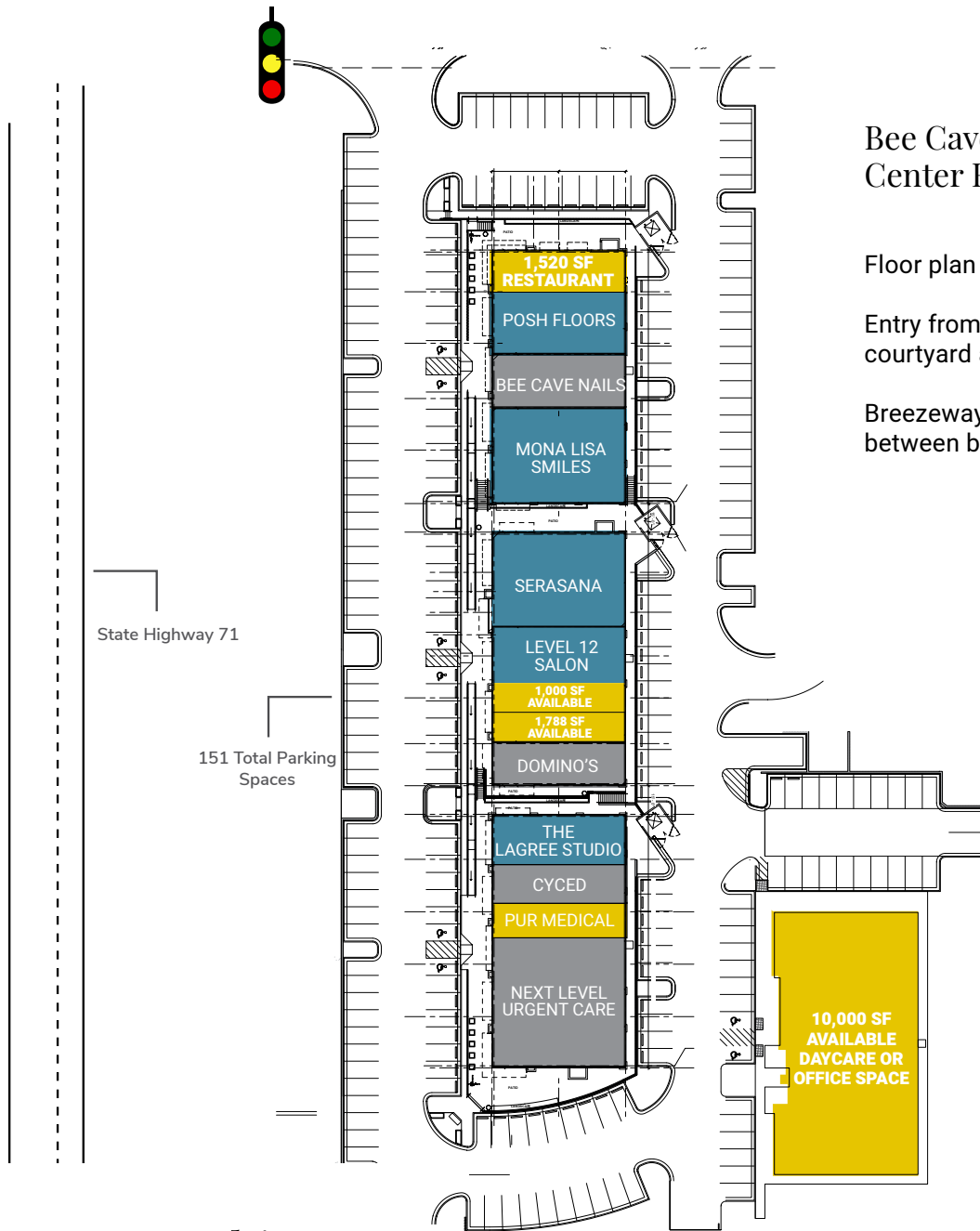
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Available Space: 1,520 SF Restaurant Space Available  
1,000 SF Retail Space Available  
1,788 SF Retail Space Available  
10,000 SF Daycare or Office Available

NNN: \$8.00 PSF

Lease Rates: \$36.00-\$42.00 PSF





## Bee Cave Shopping Center Floor Plate

Floor plan based on 70 ft. bay depths

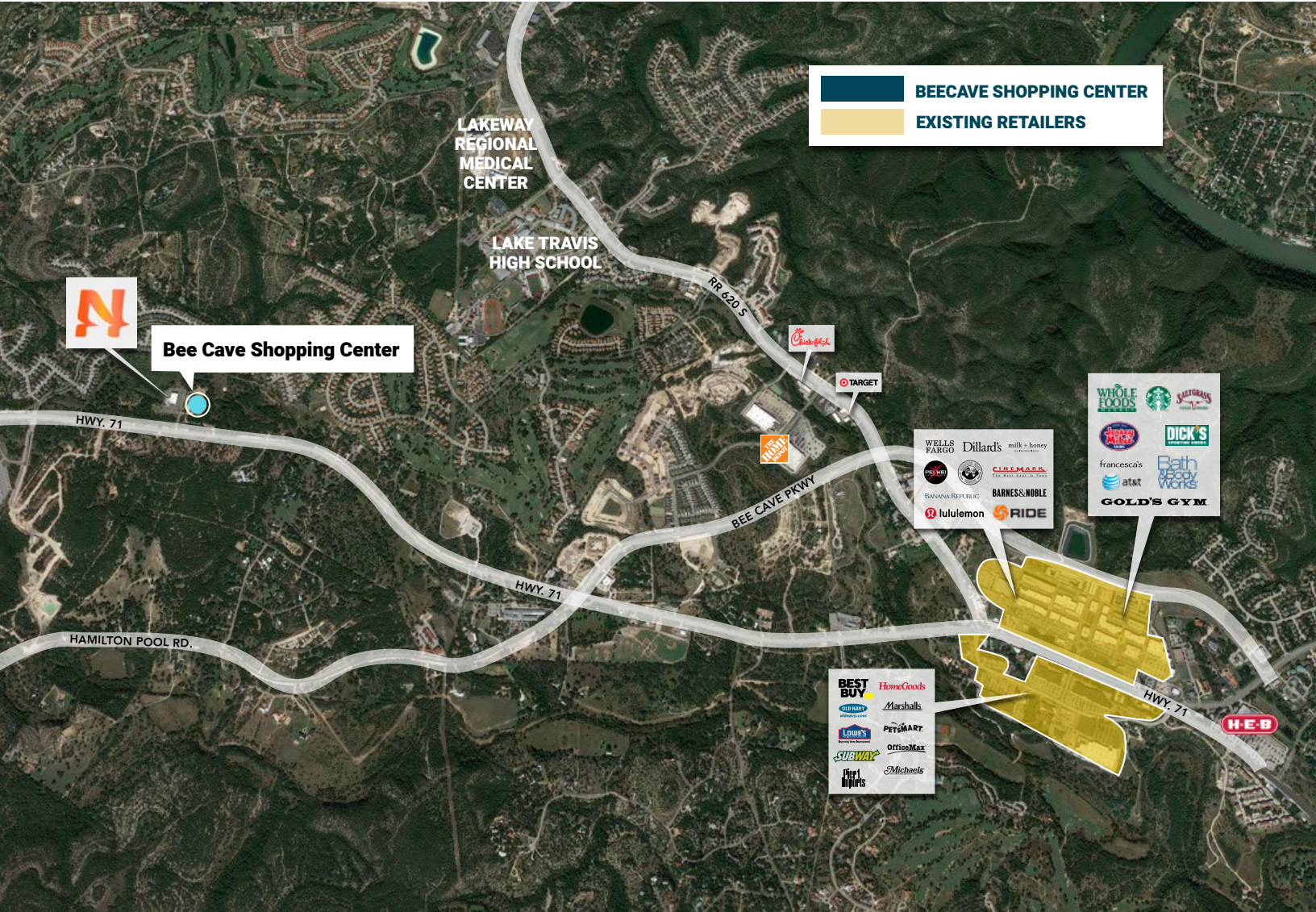
Entry from Bee Cave Shopping Center courtyard and building frontage

Breezeways allow consumers to move between buildings and courtyard

## Demographics

	1 Mile	3 Mile	5 Mile
2020 Population	2,686	20,500	43,662
Pop. Growth 2020-2025	14.63%	11.04%	9.54%
2020 Total Households	995	8,061	16,905
Median Household Income	\$137,000	\$146,979	\$146,937





## Nearby Retailers

Dillard's

DICK'S  
SPORTING GOODS

BEST  
BUY

LOWE'S

TARGET

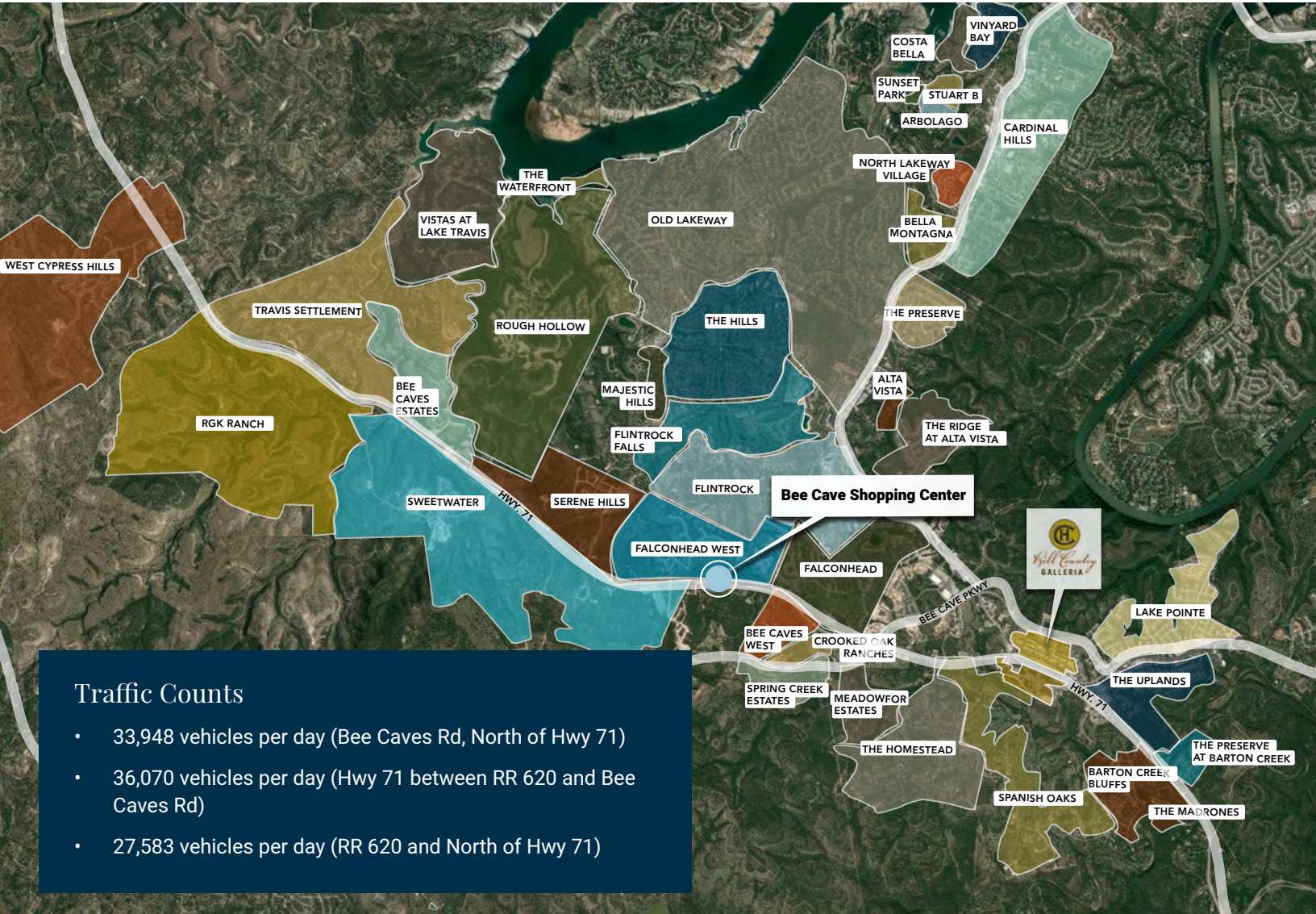
Chick-fil-A

WHOLE  
FOODS  
MARKET

THE  
HOME  
DEPOT

Panera  
BREAD





## Nearby Neighborhood

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 Population	1,419	13,602	33,544
% Pop Growth 2010–2015	55.25%	26.72%	20.09%
2020 Population Projection	1,688	15,732	38,464
2015 Total Households	515	5,348	13,146
2015 Average HH Income	\$154,931	\$147,893	\$141,970





For additional information,  
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