



LAKE CREEK FESTIVAL

13729 Research Boulevard | Austin, TX 78244

2,192 - 5,136 SF
Available



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Property Highlights

- 285,000 SF Shopping Center
- \$4.50/SF OPEX
- Easy access to Hwy. 183 and in close proximity to Hwy. 620 and SH-45
- Offers high traffic counts and visibility
- Retail anchored by Burlington Coat Factory, Pinballz Arcade, and Lake Creek Theater 7 as well as over 20 regional and national tenants.



Area Demographics



2020
POPULATION

1 MILE	9,442
3 MILE	86,252
5 MILE	202,047



2020-2025
POPULATION
GROWTH

1 MILE	10.24%
3 MILE	11.35%
5 MILE	11.46%



2020
HOUSEHOLDS

1 MILE	4,129
3 MILE	35,476
5 MILE	80,911



2020
HOUSEHOLD
INCOME

1 MILE	\$65,293
3 MILE	\$88,656
5 MILE	\$99,063

Current Tenants



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Trade Area Overview

Dillard's
JCPenney ★ macys
amc SEPHORA

KOHL'S
Panera BREAD
THE HOME DEPOT
FirstWatch THE OUTSIDE CAFE
sam's club
BLAZE PIZZA
Starbucks
TARGET

Walmart
WHATABURGER
LOWE'S
Chick-fil-A
Schlotzsky's
IHOP

five BEL'W
BEST BUY
TJ-MAXX
H-E-B
BED BATH & BEYOND
PETSMART
peter's
BARNES & NOBLE

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CHASE
Little Caesars
TACO BELL
THUNDERCLOUD SUBS
Domino's
PETERRY'S BURGER STAND
24 FITNESS

Starbucks
TACO CABANA
WINGSTON
WHICH WICHO SUPERIOR SANDWICHES

KFC
kerbey lane CAFE
TEXAS ROADHOUSE
GOLD'S GYM
Walgreens
JIMMY JOHN'S GOURMET SANDWICHES
Cheddar's CREAMERY KITCHEN



Site Plan

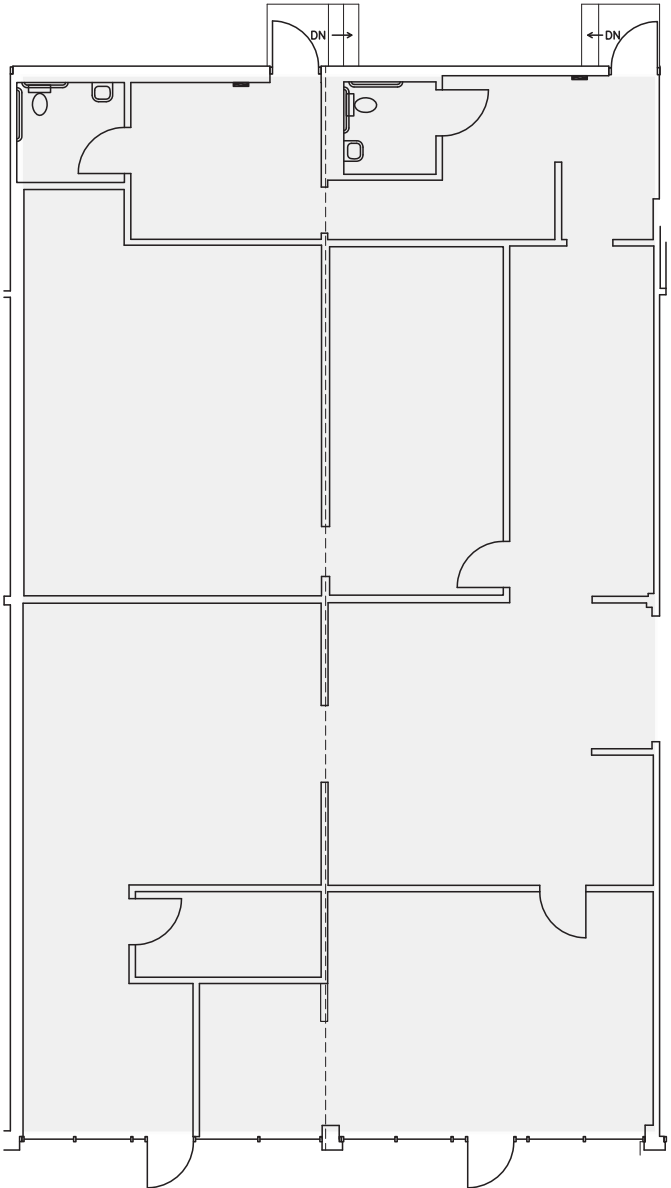


610	Available	2,192 SF
630	Available	2,944 SF
640	Air Force/Army	2,043 SF
655	Dollar Tree	10,014 SF
670 + 690	Silencer Shop	5,514 SF
695	Chennai Cafe	4,150 SF

800	Crab Crossing	4,151 SF
820	Kinko's	3,924 SF
840	IQ Nails	1,600 SF
850 + 860	Navy/Marine Corps	2,898 SF
870	Q-VY Nails & Spa	1,142 SF
880	1Up Repairs	1,050 SF
890	Church's Kitchen	1,600 SF

Pad 1	McDonald's	2,225 SF
Pad 2	Wells Fargo Bank	3,787 SF
1050	Wells Fargo Bank	3,560 SF
1075	Habana House Cigars	2,396 SF
Jr Anchor	Pep Boys	22,500 SF
Anchor 1	Southwest Theater	29,100 SF
Anchor 2	Burlington Coat Factory	86,479 SF
Anchors 3 + 4	Pinballz Arcade	91,354 SF

Lake Creek Floor Plan
Suite 630 | 2,944 SF





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Property Photos