



RIVERSIDE PLACE

2410 RIVERSIDE DRIVE | AUSTIN, TX 78741

100%
LEASED



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PROPERTY HIGHLIGHTS

- Shadow anchored by new HEB Plus Store
- Primary location & intersection for Riverside/ South Austin
- 30,000+ population within one mile
- 101,174 total square footage
- 464 free surface spaces - 6.67/1,000
- Pylon signage available visible to Riverside Dr.



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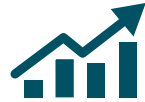
PROPERTY OVERVIEW

AREA DEMOGRAPHICS



2019
POPULATION

1 MILE	33,707
3 MILE	159,289
5 MILE	347,005



POPULATION
GROWTH
2019-2024

1 MILE	10.59%
3 MILE	10.89%
5 MILE	9.59%



HOUSEHOLDS
2019

1 MILE	13,452
3 MILE	66,904
5 MILE	142,268



HOUSEHOLD
INCOME 2019

1 MILE	\$40,562
3 MILE	\$60,061
5 MILE	\$57,767

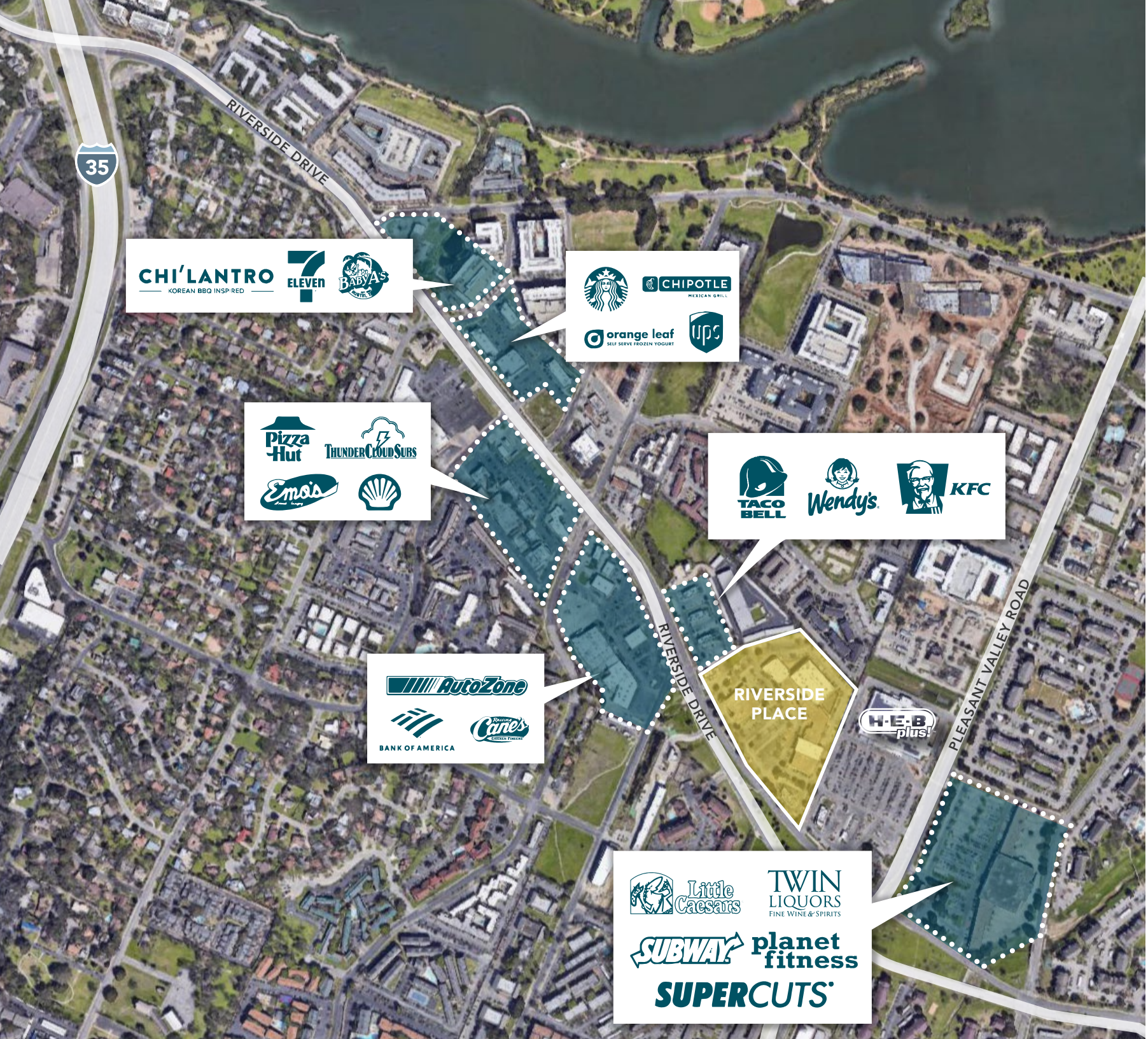
CURRENT TENANTS



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TRADE AREA OVERVIEW



CHI'LANTRO
KOREAN BBQ INSPIRED

7 ELEVEN

BABY'S
THE ORIGINAL

Starbucks

CHIPOTLE
MEXICAN GRILL

orange leaf
SELF SERVE FROZEN YOGURT

ups

Pizza Hut

THUNDERCLOUD SUBS

Emo's

Shell

TACO BELL

Wendy's

KFC

AutoZone

BANK OF AMERICA

Canes
CROISSANT BAKERY

RIVERSIDE PLACE

HEB
plus!

Little Caesars

TWIN LIQUORS
FINE WINE & SPIRITS

SUBWAY

planet fitness

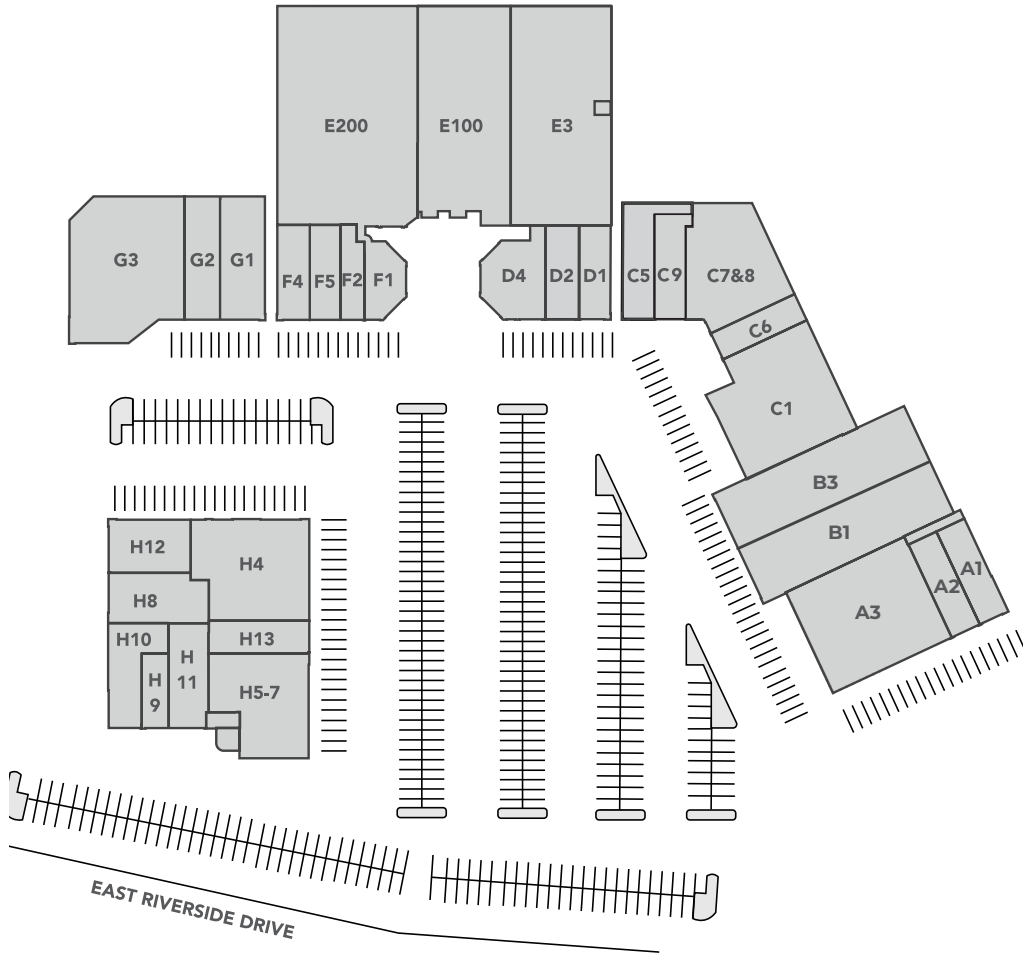
SUPERCUTS

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SITE PLAN

UNIT	TENANT	SF
A1	Wingstop	1,377 sf
A2	H&R Block	1,370 sf
A3	Cash America Pawn	6,310 sf
B1	Epic Pediatric Therapy	5,296 sf
B3	Fashion Co.	5,241 sf
C1	Lachacienda Market	5,834 sf
C5	Jim's Market	1,767 sf
C6	B&W Finance	1,120 sf
C7-8	iMassage	4,282 sf
C9	My 3 Kids Jewelry	1,366 sf
D1	Visual Images	1,258 sf
D2	Eufracio Insurance	1,348 sf
D4	Longhorn Daquiri	2,063 sf
E200	Joy East Chinese	13,040 sf
E100	Fun City	7,619 sf
E3	Spin Cycle	9,756 sf
F1	Star Threading	1,155 sf
F2	Ola's Hair Braiding	908 sf
F4	Herbalife	1,250 sf
F5	Today's Style	1,254 sf
G1	Nails at Last	2,300 sf
G2	Austin OBGYN	1,878 sf
G3	Austin Travis County Integral Care	6,573 sf
H4	Rent-A-Center	4,744 sf
H5-7	Gatti's Pizza	3,812 sf
H8	Casa Viejo	2,091 sf
H9	Electronic Repair Center	826 sf
H10	Texas State Optical	1,795 sf
H11	T-Mobile	1,763 sf
H12	Dr. Asha Patel	1,837 sf
H13	Fred Loya Insurance	1,386 sf



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PROPERTY PHOTOS

