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# Sendero Square

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14,000 SF RETAIL SHOPPING CENTER

1021 SENDERO SPRINGS DRIVE, ROUND ROCK, TX 78681



## PROPERTY DETAILS

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New 14,000 SF community center retail development  
Located on FM 1431 at Sendero Springs Dr  
Approximately 4 miles from IH-35 and 5 miles from 183  
Fall 2016 Delivery - Now Preleasing

### AVAILABILITY:

**Suite 110:** 1,858 SF

**Suite 150:** 1,844 SF

**Suite 120:** 1,223 SF

**Suite 160:** 1,306 SF

**Suite 130:** 1,223 SF

**Suite 170:** 1,667 SF

**Suite 140:** 2,591 SF

**Restaurant Shell:** 2,077 SF

### LEASE RATES:

Call for Pricing

## CONTACT

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## HIGHLIGHTS

Delivery Q1 2017 - Now Preleasing

Excellent demographics in the market with an average daily traffic count of over 25,000

Major retail tenants in the market include IKEA, Costco, Target, H-E-B, Wal-Mart, Home Depot, Academy, and REI

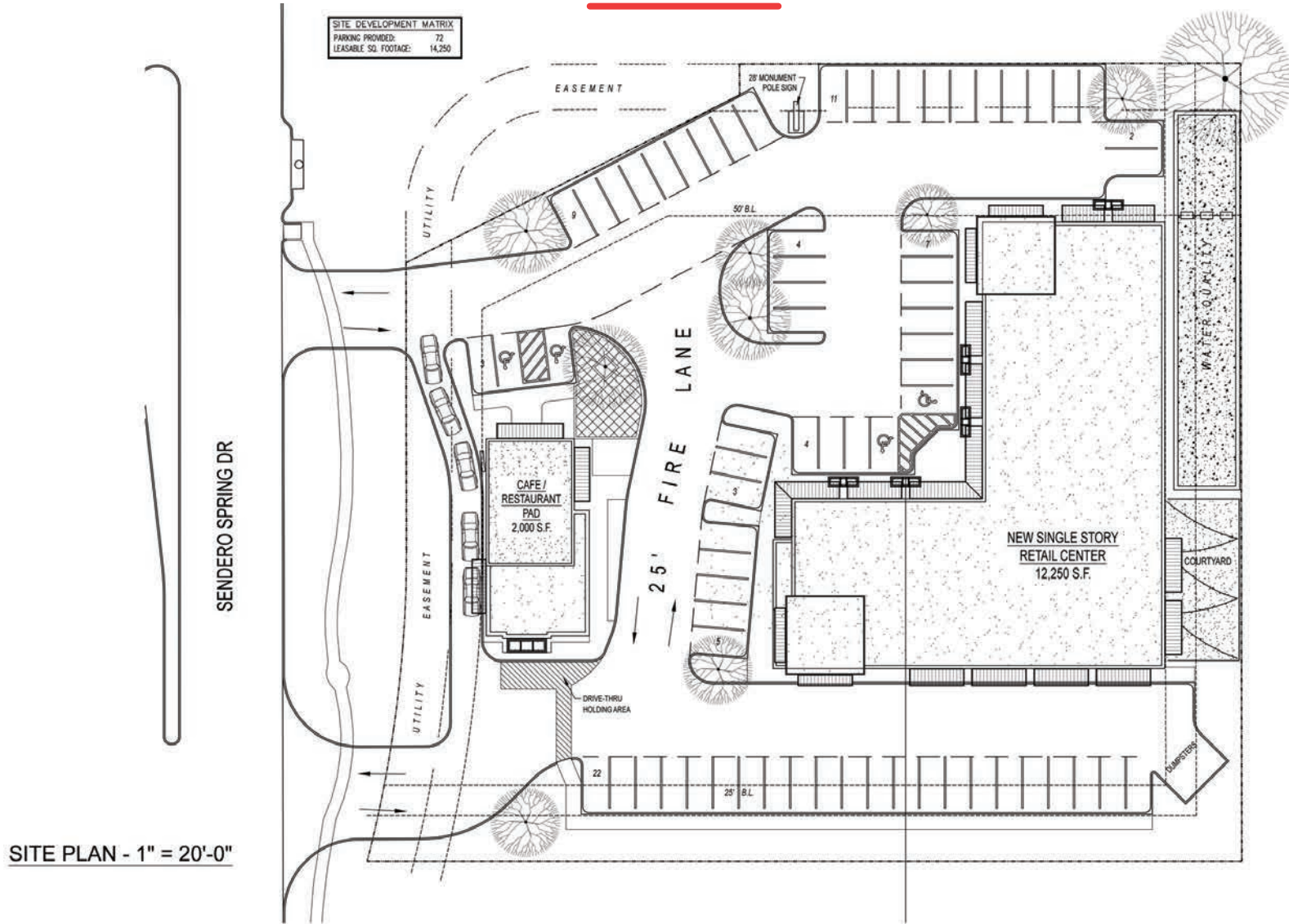
Sendero Square is being developed as a community center with 14,000 SF of brand new neighborhood retail space

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# SITE PLAN

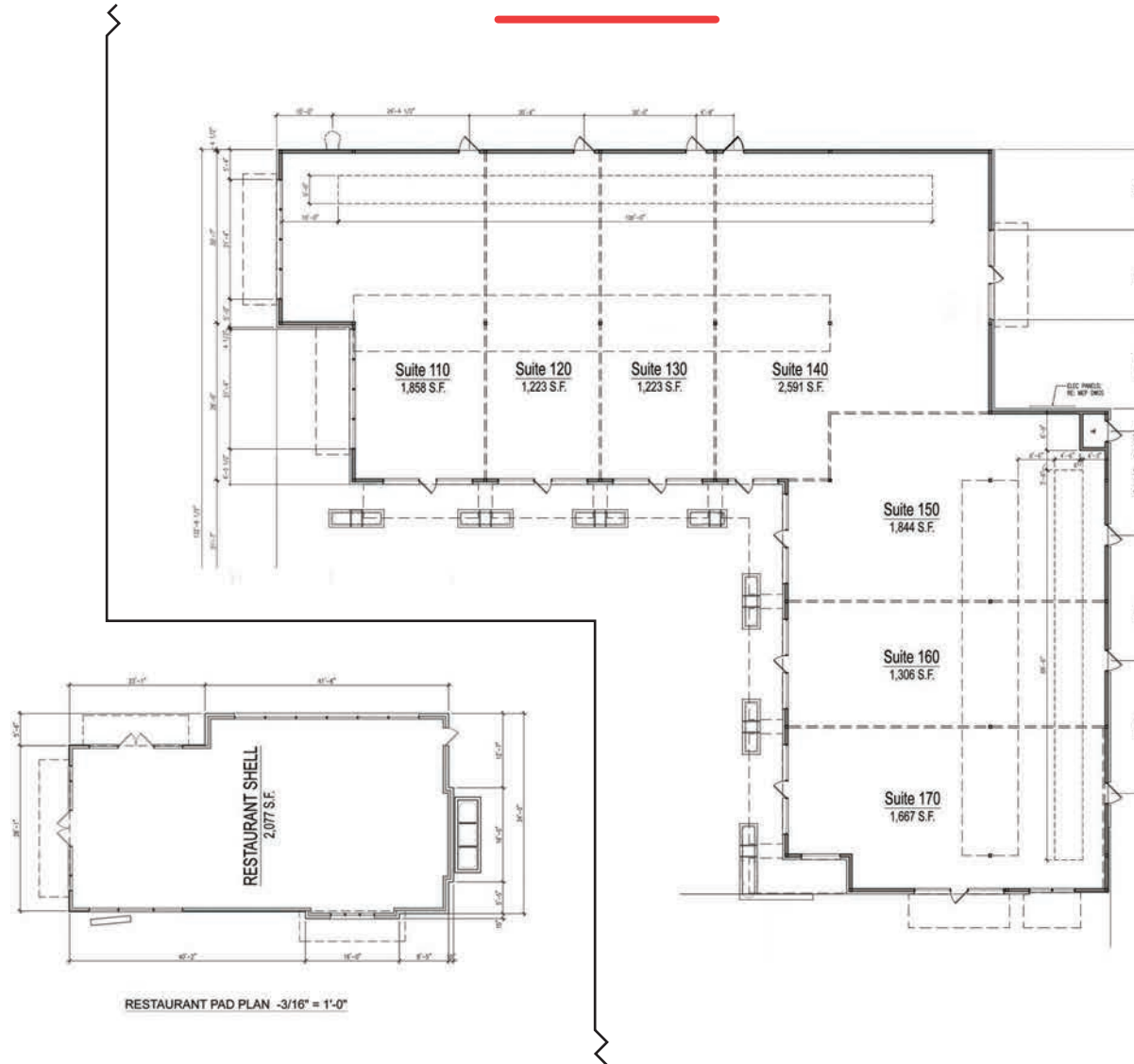


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# FLOOR PLAN





# RETAIL MARKET OVERVIEW



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## AREA DEMOGRAPHICS

|                                                                       | 1 mile    | 3 miles   | 5 miles   |
|-----------------------------------------------------------------------|-----------|-----------|-----------|
| Total Estimated Population                                            | 9,633     | 47,522    | 126,592   |
| Census 2010 Population                                                | 8,308     | 40,746    | 109,784   |
| Total Number of Households                                            | 3,092     | 15,893    | 43,785    |
| Average Household Income                                              | \$125,002 | \$127,336 | \$108,680 |
| Average Household Size                                                | 3.12      | 2.98      | 2.88      |
| Population % with College Education<br>Some College - Graduate Degree | 85.9%     | 84.8%     | 79.4%     |

## 2015 CONSUMER SPENDING

5 mile radius

|                                       |                                           |                               |
|---------------------------------------|-------------------------------------------|-------------------------------|
| Apparel & Services: \$150,039,984     | Food at Home: \$317,845,448               | Investments: \$179,067,917    |
| Computers & Accessories: \$17,269,023 | Food Away from Home: \$213,139,890        | Retail Goods: \$1,590,892,689 |
| Education: \$98,678,910               | Health Care: \$279,503,318                | TV/Video/Audio: \$78,984,065  |
| Entertainment: \$210,703,897          | HH Furnishings & Equipment: \$120,722,038 | Travel: \$130,939,496         |

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100. Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri

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