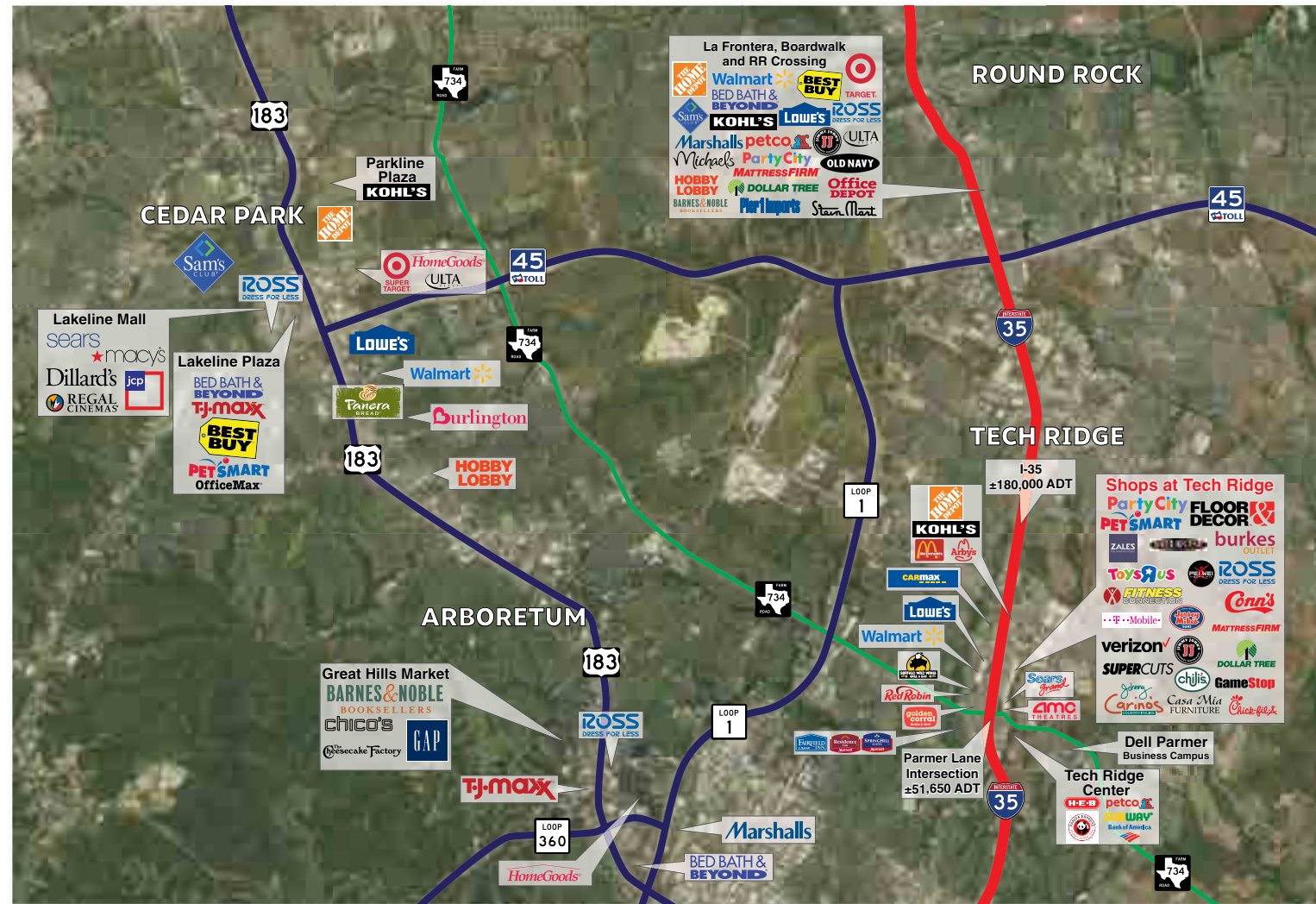


# Shops at Tech Ridge Austin, Texas 78753



# RD MANAGEMENT LLC

## Austin, Texas

### Shops at Tech Ridge



**Location:**

Shops at Tech Ridge is located in Travis County at 12901 I-35 South and Parmer Lane, in Austin, Texas 78753.

**Type:**

Power Center

**GLA:**

505,803 sf

**Traffic:**

Two way average daily traffic I-35: 180,000 VPD; Parmer Lane: 51,650 VPD

**Vital Statistics:**

- Anchor Space Available: 95,000 sf (will divide)
- 300 sf - 10,587 sf in-line space available, plus two future pad sites
- Three multi-tenant pylon signs
- Excellent site access from I-35 Frontage Road & Center Ridge Drive
- Within 1 mile of Dell Parmer South Campus & General Motors Corporate Headquarters
- 3M is moving its Austin regional operations and about 800 employees to a 272,000 sf office building called "Parmer 3.3" located in the Parmer business park approximately one mile from Shops at Tech Ridge, by the first quarter of 2019
- 7700 Parmer Lane (95.5% occupied), a 129-acre high tech office campus, just 7 miles from Shops at Tech Ridge, to develop a new 214,000 sf building and parking structure. Tenants include: Google, Oracle, PayPal, Electronic Arts, Polycom, Deloitte and D&B
- AMC to open a 10-screen movie theater adjacent to the Shops at Tech Ridge in 2019
- Austin Business Journal ranked Shops at Tech Ridge as one of the largest retail centers in Austin for 2017
- Over 750,000 sf of additional retail at this intersection including: Walmart Supercenter, Lowe's, Kohl's, Home Depot, Sears, JC Penney
- Austin Metro Area has a population of over 2 million people
- The population of Austin, TX is projected to increase 98.5% to over 4 million people by 2040, leading the nation in projected population growth according to American Business Journals

RD Management LLC  
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 212-265-6600 x298  
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 810 Seventh Avenue, 10th floor  
 New York, NY 10019

**RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.**

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Demographics	3 mile	5 mile	7 mile
<b>Population</b>			
2022 (projection)	125,648	286,254	517,486
2017 (estimate)	113,943	257,945	459,196
2010 (census)	99,806	223,389	392,177
<b>Number of HH</b>			
2022 (projection)	46,971	103,333	184,457
2017 (estimate)	52,424	115,747	207,175
2010 (census)	41,398	89,028	158,931
<b>Average HH Income</b>			
2022 (projection)	\$88,217	\$88,184	\$97,267
2017 (estimate)	\$72,624	\$72,695	\$79,447
2010 (census)	\$62,496	\$60,141	\$65,825
<b>Median Age</b>			
2017 (estimate)	33.3	32.9	33.8
<b>Daytime Population</b>			
2017 (estimate)	77,287	213,469	368,787





# Shops at Tech Ridge

12901 I-35 South and Parmer Lane  
Austin, Texas 78753

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E	Mattress Firm	13,000 sf	G300	<b>Available (262.5' x 346.0' irr.)</b>	<b>95,000 sf</b>	1320	Prime Dental Care	3,453 sf
G1	Freebirds World Burrito	2,600 sf	400	Melrose Family Fashions	10,000 sf	1330	T-Mobile	2,300 sf
G2	Jimmy John's	1,800 sf	405	Casa Mia Furniture	4,098 sf	1500	Verizon	2,355 sf
G3	Vapor Logic	1,750 sf	500	Ross Dress for Less	30,114 sf	1520	SuperCuts	1,200 sf
G4	Niki's Pizza	1,198 sf	600	Burke's Outlet	30,086 sf	1540	Pei Wei Asian Diner	3,240 sf
G5	Masala Wok	2,500 sf	700	PetSmart	19,252 sf	1800	Zale's Diamond Store	3,019 sf
100	Tips & Toes	1,563 sf	800	Toys 'R' Us	50,000 sf	1805	James Avery Jewelry	2,600 sf
110	Dollar Tree	9,546 sf	900	Fitness Connection	55,000 sf	1820	GameStop	1,500 sf
115	<b>Available (105.87 x 100)</b>	<b>10,587 sf</b>	1000	Conn's HomePlus	38,991 sf	1830	Souper Salad	3,800 sf
120	<b>Available (28' x 100')</b>	<b>2,800 sf</b>	1010	<b>Available Office/Storage</b>	<b>300 sf</b>	1845	Manpower	2,800 sf
200	Party City	12,000 sf	1305	Mattress Firm	6,500 sf	1850	Way Back Burger	1,633 sf
G301	Floor and Decor	77,958 sf	1315	Jersey Mike's	1,260 sf			

Future Pad Site A  
Future Pad Site B

Up to 5,051 sf  
Up to 5,250 sf

