



PEBB ENTERPRISES

WALDEN PARK

10900 LAKELINE MALL DRIVE | AUSTIN, TX 78717
END CAP & SMALL SHOP OPPORTUNITIES AVAILABLE



HIGHLIGHTS

- Super Target shadow anchored power center in the Lakeline market
- End cap and small shop opportunities available
- Free rent & tenant improvement incentives available
- Traffic counts exceed 150,000 per day combined at highways 183 & 620



AREA DEMOGRAPHICS

- **Population 3mi/5mi:**
94,586/197,894
- **Households 3mi/5mi:**
37,983/77,396
- **Average Household Income 3mi/5mi:** \$93,198/\$101,712

Chris Stewart | SVP of Leasing

561.613.4020 | cstewart@pebbent.com

Current Square Footage & Availability

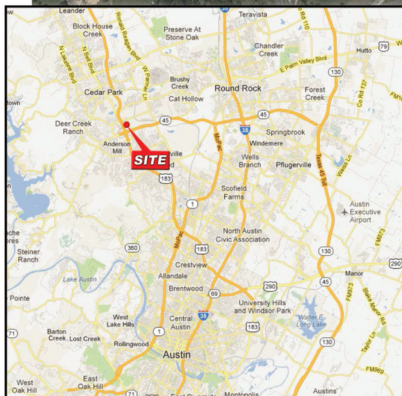
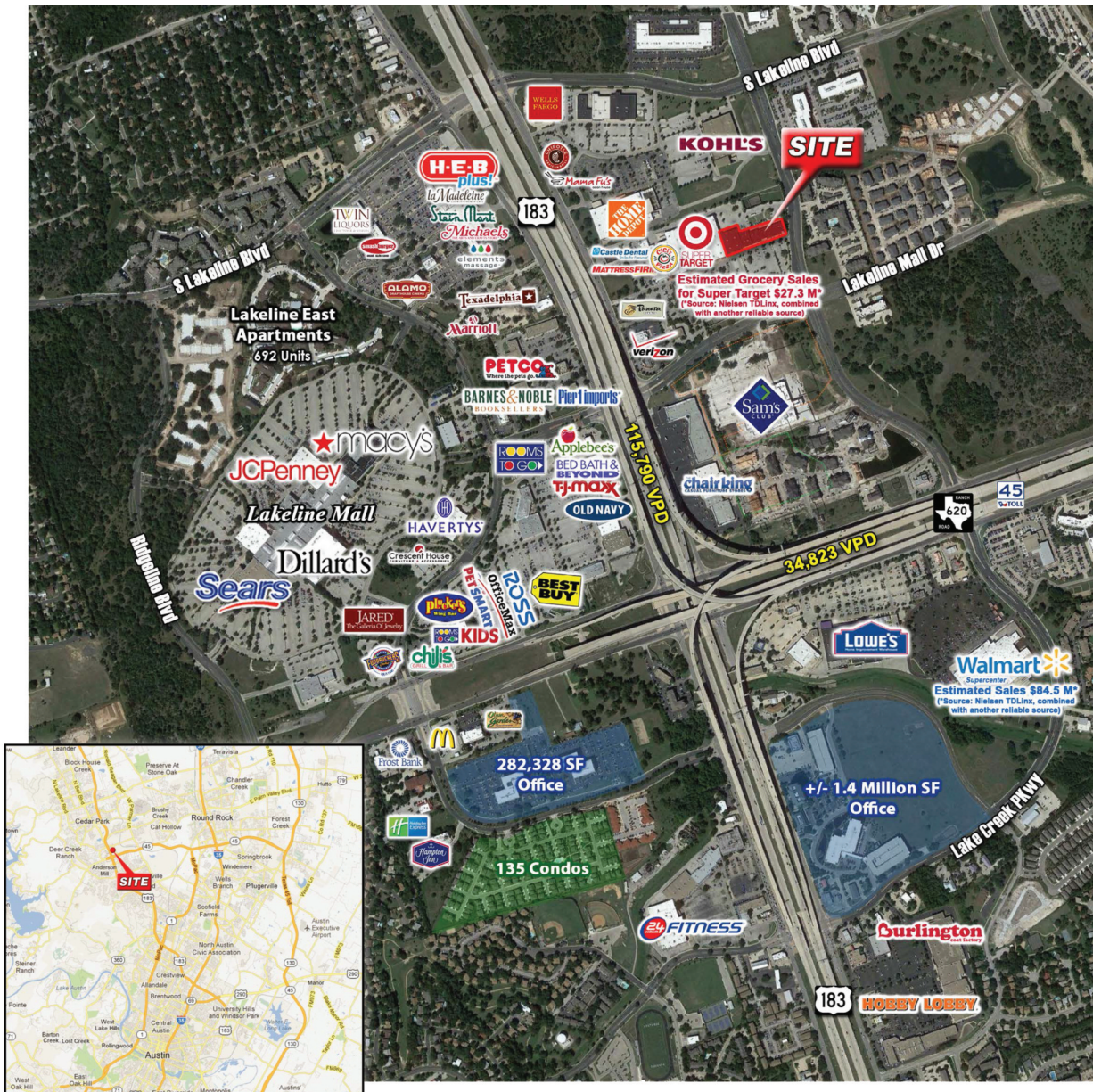
Unit 11	2,166 SF	AVAILABLE (End Cap)
Unit 10	1,200 SF	State Farm Insurance
Unit 9	5,696 SF	Phenix Salon Suites
Unit 8	2,315 SF	Sushi Bang
Unit 7	4,516 SF	Rising Stars Pediatric Dentistry
Unit 6	2,850 SF	China Café
Unit 12	1,300 SF	Deka Lash
Unit 5	1,038 SF	Pureline Nutrition
Unit 4	3,606 SF	First Watch
Unit 3	2,679 SF	Fit Body Boot Camp
Unit 2	3,079 SF	Massage Envy
Unit 1	2,842 SF	Code Ninjas
TOTAL	33,287 SF	





Current Square Footage & Availability	
Unit 100	7,500 SF Kirklands
Unit 200	1,600 SF Sally Beauty Supply
Unit 250	1,700 SF Ardalan Zahedi DDS
Unit 300	1,800 SF GradePower Learning
Unit 350	1,120 SF Lake Line Nails
Unit 400	1,440 SF Good Feet
Unit 500	2,000 SF Subway
Unit 550	1,200 SF Controlled Wellness
Unit 600	2,078 SF Coldwell Banker Reality
Unit 650	3,000 SF Nancy's Sky Garden
Unit C	9,983 SF Ulta
Unit D	24,131 SF HomeGoods
TOTAL	57,552 SF

WALDEN PARK | 10900 LAKELINE MALL DRIVE | AUSTIN, TX 78717



Chris Stewart | SVP of Leasing
561.613.4020 | cstewart@pebbent.com

SUMMARY PROFILE

2000 - 2010 Census

2016 Estimates with 2021 Projections

Lat/Lon: 30.4764/-97.7968

Calculated using Weighted Block Centroid from Block Groups

10900 Lakeline Mall Dr Austin, TX 78717		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2016 Estimated Population	6,059	94,586	197,894	622,554
	2021 Projected Population	6,994	107,731	225,897	713,262
	2010 Census Population	2,726	81,528	171,424	543,703
	2000 Census Population	1,348	55,807	114,016	390,046
	Projected Annual Growth 2016 to 2021	3.1%	2.8%	2.8%	2.9%
	Historical Annual Growth 2000 to 2016	21.8%	4.3%	4.6%	3.7%
	2016 Median Age	31.1	35	35.4	34.9
HOUSEHOLDS	2016 Estimated Households	2,882	37,983	77,396	244,342
	2021 Projected Households	3,272	42,692	86,857	274,399
	2010 Census Households	1,337	32,640	67,445	214,872
	2000 Census Households	502	20,496	42,030	153,642
	Projected Annual Growth 2016 to 2021	2.7%	2.5%	2.4%	2.5%
	Historical Annual Growth 2000 to 2016	29.6%	5.3%	5.3%	3.7%
RACE AND ETHNICITY	2016 Estimated White	74.0%	75.1%	75.1%	71.6%
	2016 Estimated Black or African American	8.9%	5.6%	4.9%	7.4%
	2016 Estimated Asian or Pacific Islander	8.0%	11.0%	12.4%	9.2%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.5%	0.5%	0.6%
	2016 Estimated Other Races	8.3%	7.8%	7.2%	11.2%
	2016 Estimated Hispanic	21.5%	17.8%	16.2%	24.2%
INCOME	2016 Estimated Average Household Income	\$69,683	\$93,198	\$101,712	\$94,002
	2016 Estimated Median Household Income	\$61,728	\$79,734	\$87,328	\$77,908
	2016 Estimated Per Capita Income	\$33,156	\$37,432	\$39,787	\$36,914
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.3%	1.3%	3.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.4%	2.2%	3.9%
	2016 Estimated High School Graduate	20.8%	16.6%	14.1%	16.7%
	2016 Estimated Some College	30.2%	24.6%	23.2%	22.5%
	2016 Estimated Associates Degree Only	10.7%	7.9%	7.3%	7.1%
	2016 Estimated Bachelors Degree Only	23.8%	31.3%	33.2%	29.8%
	2016 Estimated Graduate Degree	12.6%	16.0%	18.6%	16.5%
BUSINESS	2016 Estimated Total Businesses	315	3,524	6,961	26,132
	2016 Estimated Total Employees	4,379	33,484	69,021	309,026
	2016 Estimated Employee Population per Business	13.9	9.5	9.9	11.8
	2016 Estimated Residential Population per Business	19.3	26.8	28.4	23.8