

SOUTHRIDGE PLAZA

500 W WILLIAM CANNON DR | AUSTIN, TEXAS 78745
NEC W WILLIAM CANNON DR & S 1ST ST

FOR LEASE
1,776 SF - 5,040 SF
2nd Gen Medical
\$18.00 - \$26.00 PSF NNN

13,975 SF
Occupied but Available 9/3/18
\$10.00 PSF NNN

*NNNs \$7.41 PSF
(Estimate provided by Landlord and subject to change)

PROPERTY HIGHLIGHTS

- Located on the Northeast corner of West William Cannon Dr. and South 1st St.
- Easy access to IH 35.
- Area retailers include several fast food places, retailers, and an HEB grocery store.

TRAFFIC COUNTS

William Cannon: 39,896 VPD
S 1st St: 22,410 VPD
(Costar 2014)

AREA RETAILERS



Tucker Francis
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Joey Mendez
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512.474.5557

CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	2 miles	3 miles
2016 Population	21,445	68,321	134,089
Daytime Population	15,112	51,500	111,390
Average HH Income	\$54,515	\$60,630	\$62,561



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
Pad	Taco Bell	2,423	504	Available	1,776	421	No Front	450
Pad	McDonald's	4,050	442	Family Dollar	11,400	420	Taiwan Restaurant	4,246
	Wells Fargo ATM	137	438B	Rent A Center	6,000	414	Pet Groomer	1,063
	H-E-B	46,096	438A	Kidz Dental	13,544	410	Zumba Dance Studio	2,000
516	Available	3,838	434B	Dollar Tree	13,975	400	Zumba Dance Studio	2,439
507	Papa John's	1,400		Occupied but Available		408	Sherwin Williams	4,335
510	Available	2,790	430	Nail Salon	1,250	406	Subway	1,300
508	Available	2,250	428	Metro PCS	1,800	404	Ricks Cleaners	1,352
506-A	Fruit Bar	1,111	426	Excel Finance	1,875	402	Tortilla Rio Grande	2,111
506	Fred Loya Insurance	1,111	424	Supercuts	1,500	322	Child Inc.	5,000
			422	Wingstop	1,800			

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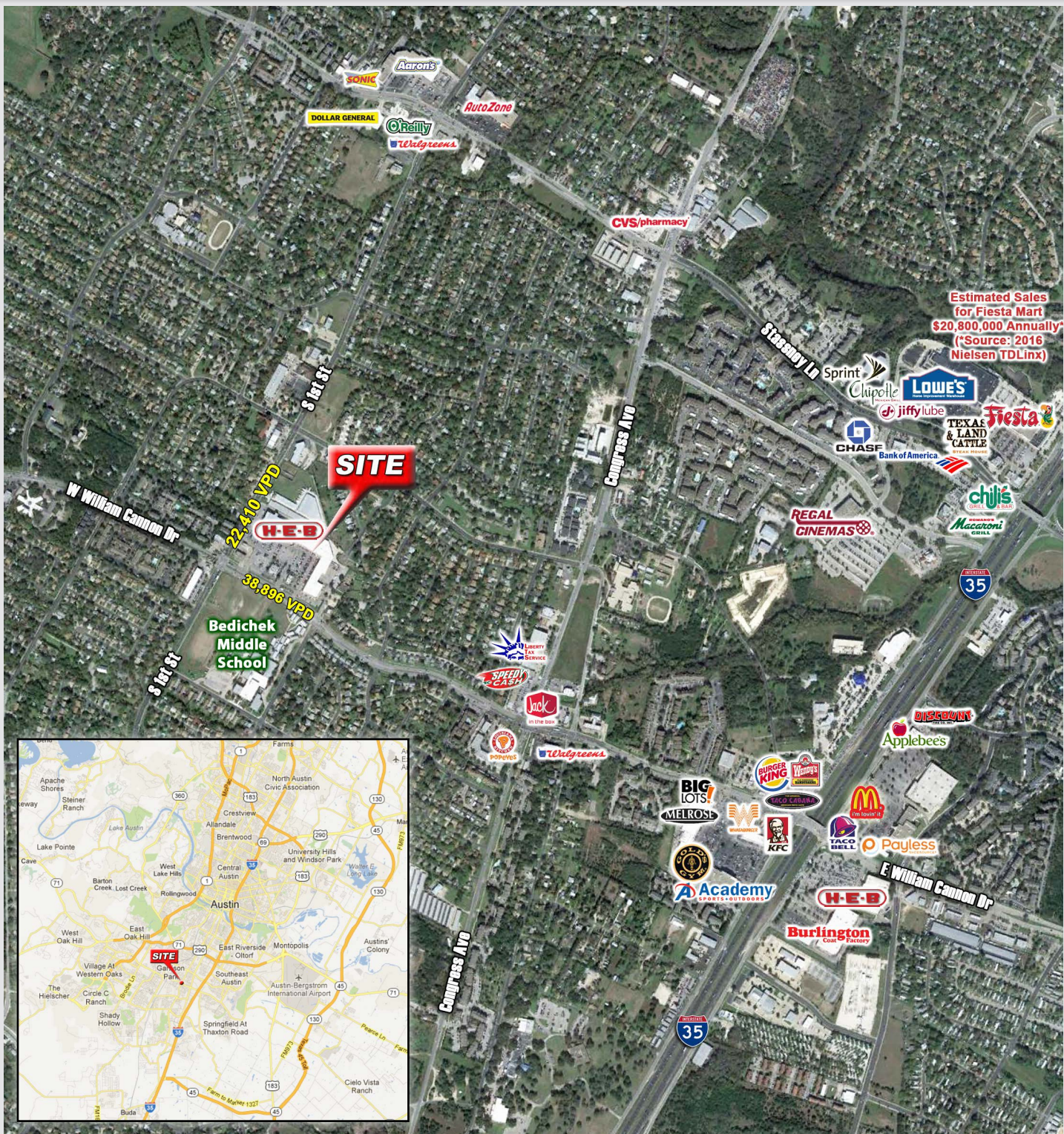
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date