



FOR LEASE

# **WATERFORD CENTRE**

9003 WATERFORD CENTRE BLVD • AUSTIN, TEXAS 78758





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This property is located off Waterford Centre Blvd near US-183 and offers both retail and office space opportunities. Pylon signage is available and is visible from US-183. There are restaurants and a Gold's Gym located on site and numerous nearby amenities. With abundant parking and easy access to US-183 and Mopac Expy, Waterford Centre is a great option for both office space and retail stores.



### Retail and Office Space Available

This property offers both retail and office space opportunities



### Ample Parking and Easy Access

Easy access to US-183 and Mopac Expy; abundant parking



### Signage Opportunity

Highly visible pylon signage available on US-183



### On-Site and Nearby Amenities

Restaurants and a Gold's Gym located on site; numerous nearby amenities

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## Availability

Suite 160:  
2,112 SF

## Traffic Counts

186,840 VPD  
on US-183 at Waterford

37,450 VPD  
on Burnet Road at US-183

## 2016 Demographics

	1-MILE	3-MILE	5-MILE
<b>Population</b>	<b>12,484</b>	<b>135,686</b>	<b>293,732</b>
<b>Average HH Income</b>	<b>\$62,459</b>	<b>\$74,912</b>	<b>\$82,654</b>
<b>Households</b>	<b>5,260</b>	<b>59,570</b>	<b>128,554</b>

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Exteriors



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BURNET RD

**WATERFORD CENTRE**

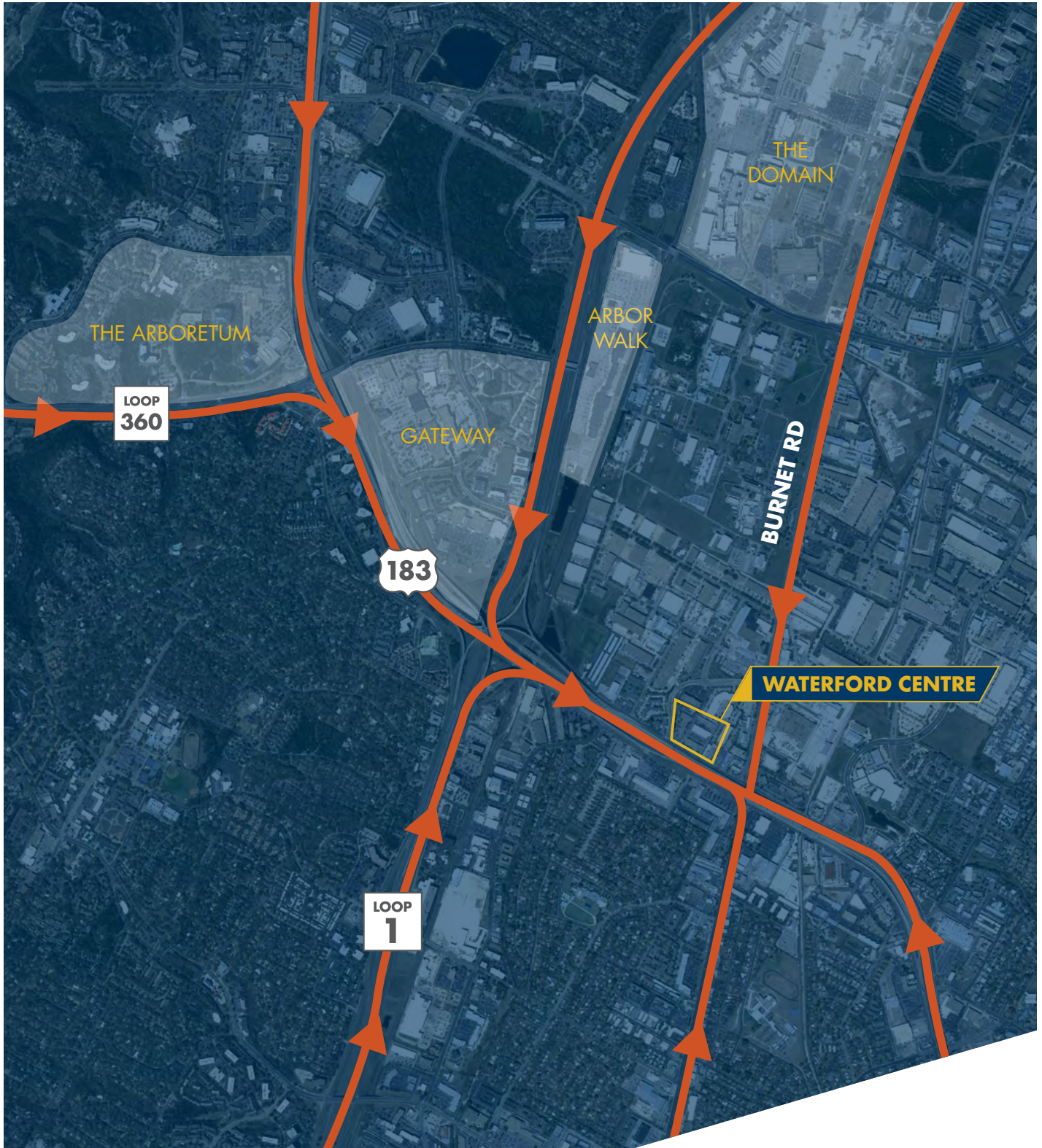
183

WATERFORD CENTRE BLVD

SITE AERIAL  
**WATERFORD CENTRE**



[aquilacommercial.com](http://aquilacommercial.com)



ACCESS AERIAL  
**WATERFORD CENTRE**





### ARBORETUM

**EAT**

- Amy's Ice Cream
- Blue Baker
- Brick Oven Pizza
- Brio Tuscan Grille
- Corner Bakery Cafe
- Cheesecake Factory
- Estancia Churrascaria
- Eddie V's
- Elevation Burger
- Fire Bowl Cafe
- Five Guys Burgers
- Jason's Deli
- Kenobi Sushi
- La Madeleine
- Macaroni Grill

- Manuel's
- Newk's Eatery
- Qdoba Mexican Grill
- Saltgrass Steakhouse
- Starbucks Coffee
- Trulucks
- Z'Tejas
- Zoe's Kitchen

**STAY**

- Renaissance Hotel
- Embassy Suites
- Hampton Inn

**PLAY**

- Regal Arbor Theater

### THE DOMAIN + ROCK ROSE

**EAT**

- Apanas Coffee & Beer
- Austin Cake Ball
- Blackfinn Ameripub
- California Pizza Kitchen
- Coffee Bean & Tea Leaf
- Cru Wine Bar
- Daily Grill
- East Side King Thai
- Joe DiMaggio's Italian
- Flaming Pizza
- Fleming's Steakhouse
- General Tso'Boy

- Gloria's Latin Cuisine
- Jasper's
- Kona Grill
- MAD Greens
- Maggiano's
- McCormick & Schmick's
- Mia Italian Tapas
- NoRTH
- Shake Shack
- Starbuck's Coffee
- St. Genevieve
- Subway

- Sushi Zushi
- Tacodeli
- Tarka Indian
- The Park
- The Steeping Room
- Urban Grill
- Whole Foods
- Yard House
- Yogurt Planet

- Archer Hotel
- Lonestar Court
- Westin Austin

**PLAY**

- Dogwood
- iPic Theater
- Jack & Ginger's
- Kung Fu Saloon
- Lavaca Street Bar
- Punch Bowl Social
- TopGolf

**STAY**

- Aloft Hotel

### GATEWAY CENTER

**EAT**

- Baby Acapulco
- Buca di Beppo
- Iron Cactus
- Marie Callender's
- North by Northwest
- Panera Bread
- Sushi Sake
- Taco Cabana
- Whole Foods

**STAY**

- Candlewood Suites
- Embassy Suites
- Hyatt House
- Hyatt Place
- Residence Inn

**PLAY**

- Dave & Buster's
- Regal Cinema Gateway

### SHOPS AT ARBOR WALK

**EAT**

- Bj's Brewhouse
- Chipotle
- Chuck E. Cheese's
- How Do You Roll?
- Lupe Tortilla
- Masala Wok

- Mighty Fine Burgers
- Mimi's Cafe
- Natural Grocers
- Potbelly Sandwiches
- Salata
- Spec's Wines & Spirits
- Tino's Greek Cafe

### ANDERSON LANE RETAIL

**EAT**

- Alamo Draffhouse
- Casa Chapala
- Chipotle
- Conan's Pizza
- Cover 3
- Einstein Bros
- Enchiladas y Mas
- Fork & Vine
- Hopdoddy
- Houston's
- Jersey Mike's

- Jimmy John's
- Madam Mam's
- McAlister's Deli
- Noodles & Co.
- Satay
- Schlotzky's
- Short Stop
- Sorrentos Coffee Bar
- Starbucks Coffee
- Suzi's China Grill
- Tarka Indian Kitchen
- Texadelphia

- The Egg & I
- The Goodnight
- Veri's Kebap
- Whataburger
- Which Wich
- Yogurtland
- Zen Noodle Bar

**PLAY**

- Alamo Draffhouse
- Chaparral Ice
- The Goodnight

# NEARBY AMENITIES WATERFORD CENTRE

