



Overview

- Located on Ed Bluestein Blvd and Manor Rd, directly across from Winn Elementary School
- There is an access light on Manor Rd, easy access on Ed Bluestein Blvd as well as great visibility on both major roads
- Convenient pedestrian overpass access over Ed Bluestein Blvd to existing residential communities and Lyndon B. Johnson High School for a walkable shopping experience
- Anchored by H-E-B Grocery Store, O'Reilly Auto Parts, dd's Discounts, and Family Dollar with only one space left!

Demos

3 Miles 5 Miles 7 Miles

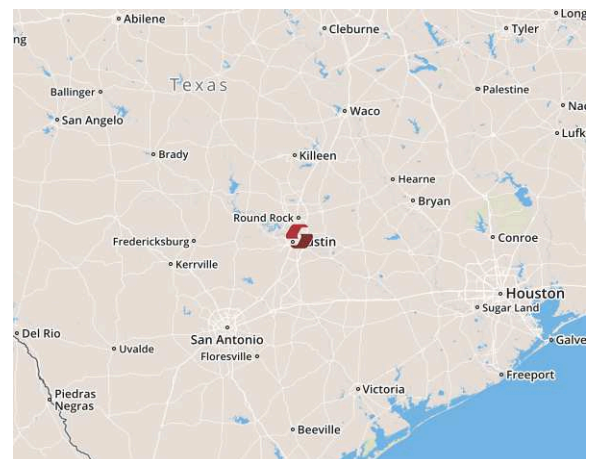
Population	91,234	255,465	454,113
Households	32,232	96,422	182,567
Avg Household Income	\$66,975	\$75,378	\$85,691

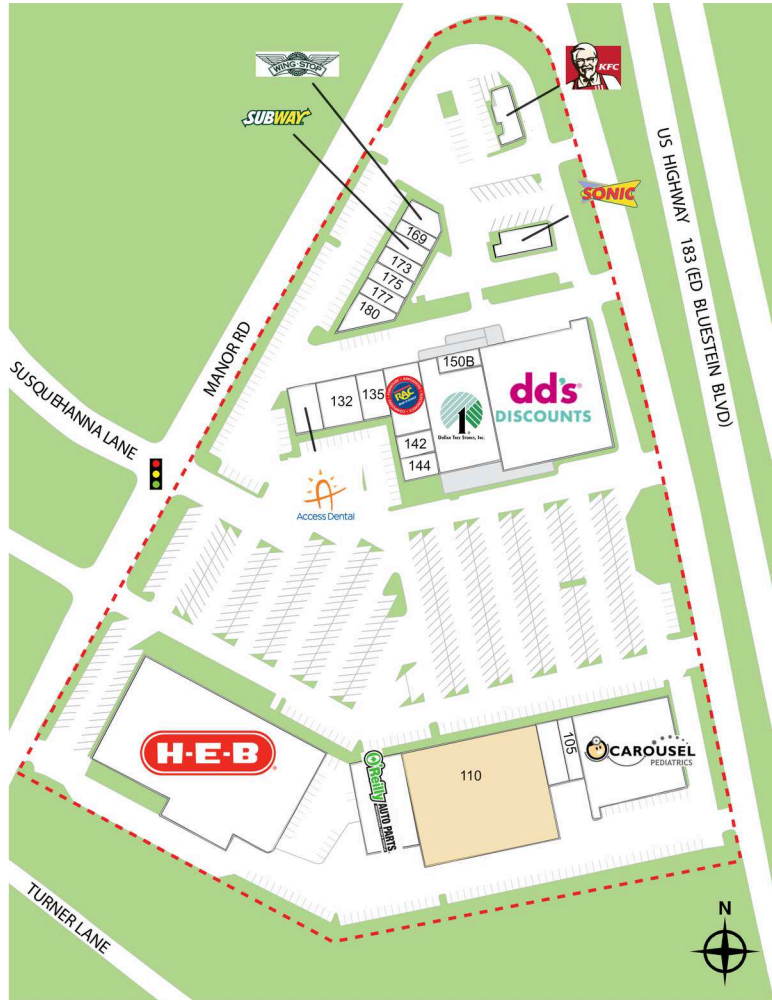
Leasing Contact

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Traffic Counts (AADT)

Ed Bluestein Blvd 78606





100	Carousel Pediatrics	14,960	135	Cal's Beauty Salon	1,500	165	KFC	2,220
105	Austin OBGYN	1,605	140	Rent-A-Center	4,688	167	Wingstop	2,400
107	T-Mobile	2,271	142	Tom's Liquor	1,500	169	Texas State Insurance	1,080
110	Available	27,000	144	Dress Up	1,000	171	Subway	1,337
115	O'Reilly Auto Parts	8,400	00150A	Dollar Tree	9,500	173	Jackson Hewitt	1,338
125	HEB Grocery	43,186	150B	Carousel Storage	1,900	175	Pizza Patron	1,243
130	Access Dental	4,320	155	dd's Discounts	24,729	177	Speedy Cash Loan	1,242
132	Mobile Link	1,800	160	Sonic Drive-In	2,278	180	China Kitchen	1,945