

For Lease



Hunington

Hunington Properties, Inc.

1009 E. 12th

Austin, TX 78702

1-800-357-1031

hpiproperties.com

The Shops at Walden Park

NWC of N Lake Creek Pkwy & SH 45

9800 N. Lake Creek Pkwy, Austin, Texas 78717

For Lease



Hunington



THE SHOPS AT WALDEN PARK

9800 N. Lake Creek Pkwy, Austin, Texas 78717

Property Information

Space For Lease	2,500 SF (Will Divide) 3,000 SF (2nd Gen.)
Rental Rate	\$30.00 - \$32.00 PSF
NNN	\$7.50 PSF
Total Size	21,046 SF

Property Highlights

- Close proximity to numerous national retailers including Target, Walmart, HEB, Sam's Club, Lowe's, Home Depot, Rooms to Go, Ross, Best Buy and to Lakeline Mall
- Easy Access to SH 45 & SH 183

Demographics

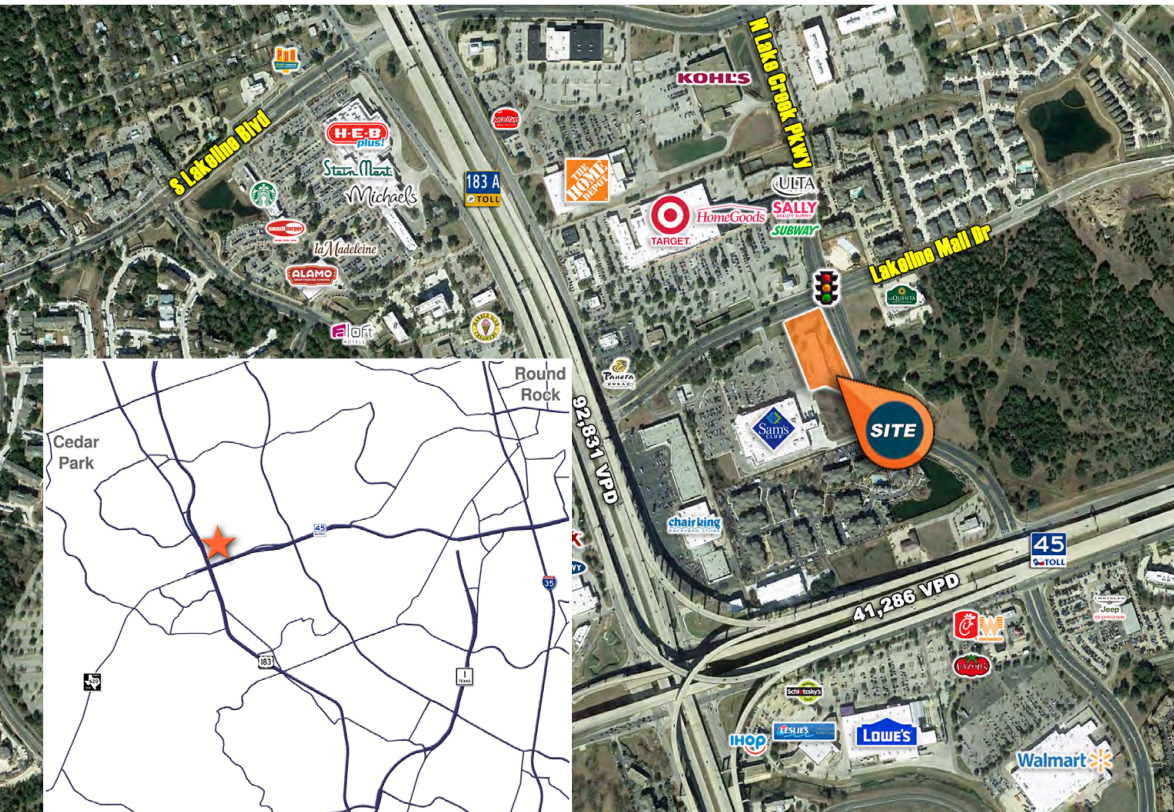
Population (2018)	1 mi. - 7,861
	2 mi. - 45,958
	3 mi. - 96,861
Average Household Income	1 mi. - \$71,070
	2 mi. - \$80,399
	3 mi. - \$95,229

Traffic Count	N Lake Creek Pkwy: 15,000 VPD State Highway 45: 51,000 VPD
---------------	---

For More Information

Evan Dyer
Senior Leasing Associate
evan@hpiproperties.com

Hunington Properties, Inc.
1009 E. 12th • Austin, Texas 78702 • 1.800.357.1031
hpiproperties.com



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

For Lease



Hunington



N LAKE CREEK PKWY 15,000 VPD

LAKELINE MALL DR 7,000 VPD

2ND GEN

**AVAILABLE
3,000 SF**



**Anderson
Day Spa**

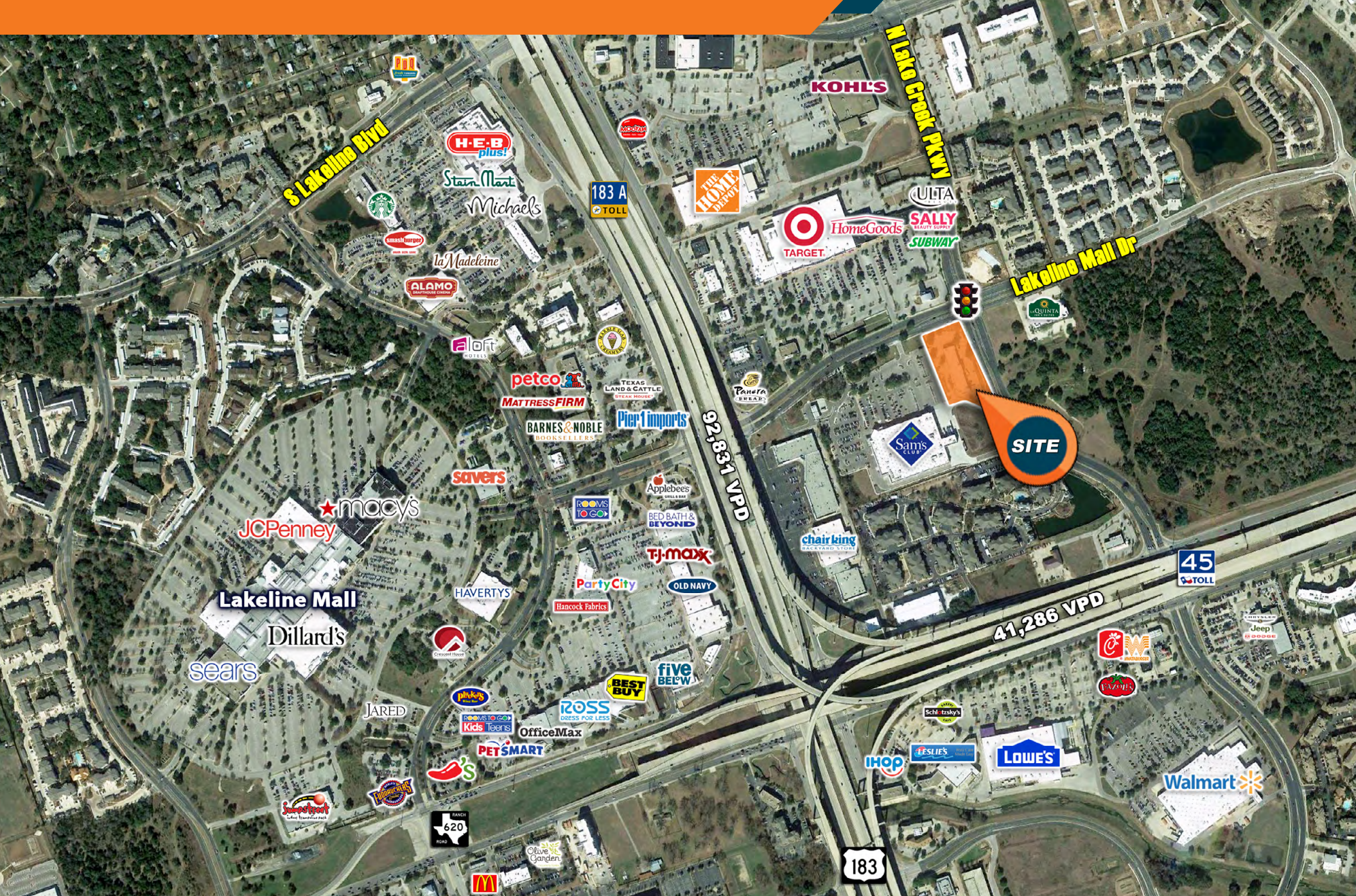
**AVAILABLE
2,500 SF
Will Divide**



For Lease



Hunington

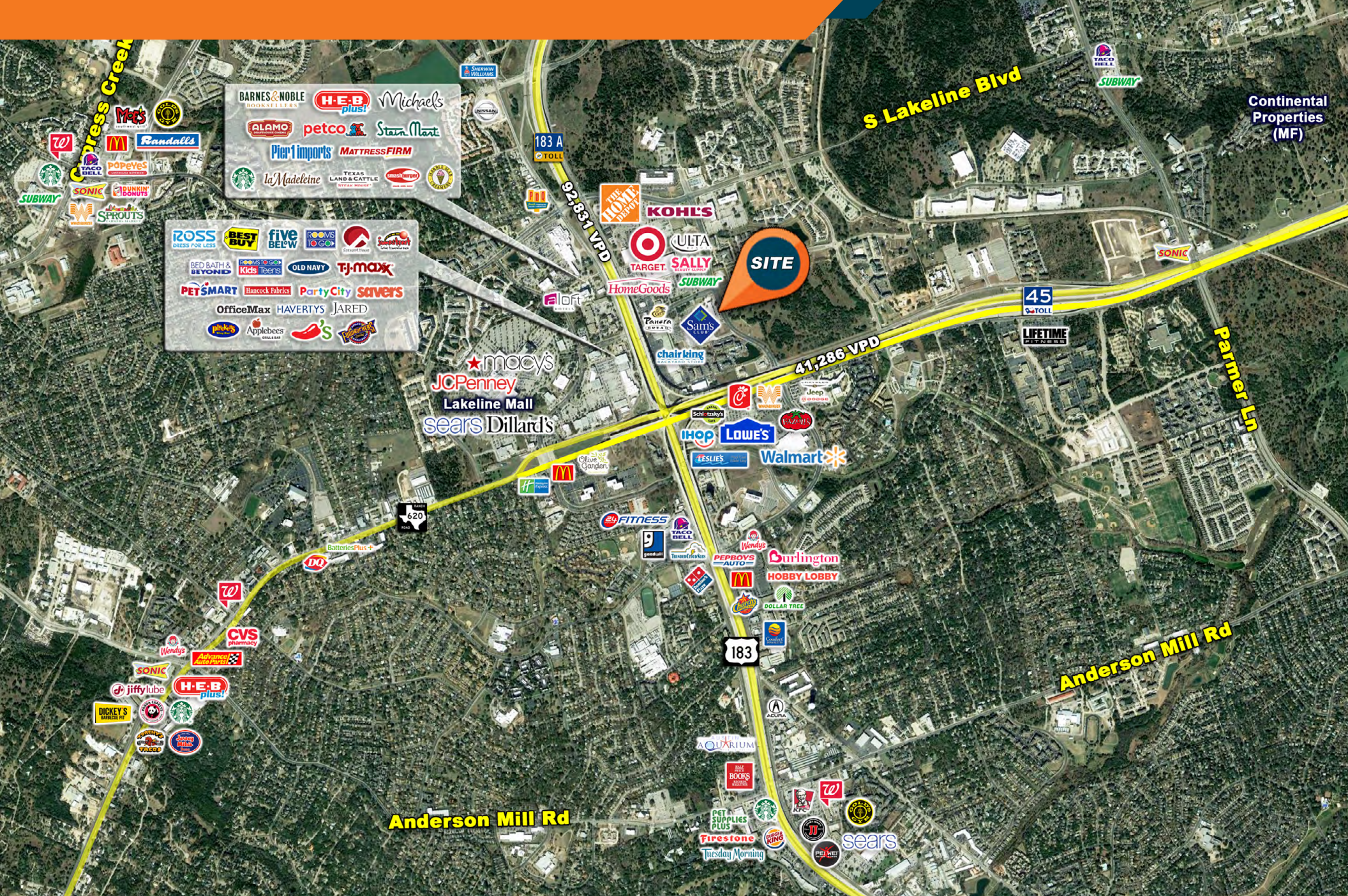


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

For Lease



Hunington



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

