

For Lease



Hunington

Hunington Properties, Inc.

1009 E. 12th
Austin, TX 78702

1-800-357-1031

hpiproperties.com

Shops at Flint Rock

3100 S. RR 620

Lakeway, Texas 78738

For Lease



Hunington



SHOPS AT FLINT ROCK

3100 S. RR 620 , Lakeway, Texas 78738

Property Information

Space For Lease	1,200 SF 2,500 SF
Rental Rate	\$30.00 - \$32.00 PSF
NNN	\$7.50 PSF
Total Size	9,255 SF

Property Highlights

- Located in one of Austin's most affluent areas
- Easily accessible and excellent visibility from RR 620
- In front of the Baylor Scott & White Medical Center - Lakeway
- At a signalized intersection

Demographics

Population (2018)	2 mi. - 16,874
	3 mi. - 27,960
	5 mi. - 53,105
Average Household Income	2 mi. - \$155,391
	3 mi. - \$152,253
	5 mi. - \$151,089
Traffic Count	RR 620: 44,093 VPD

For More Information

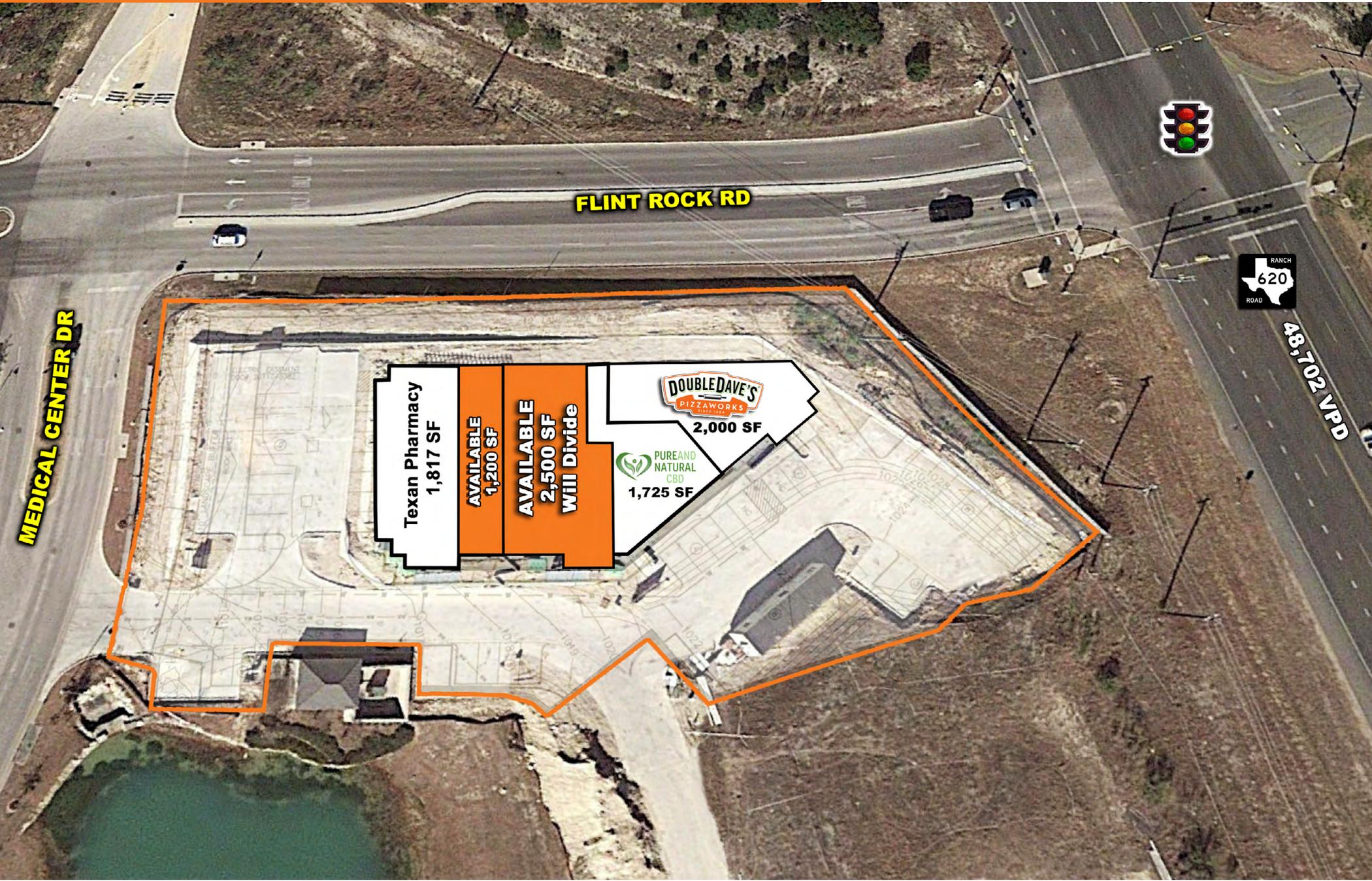
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FLINT ROCK RD

MEDICAL CENTER DR



48,702 VPD

**Texan Pharmacy
1,817 SF**

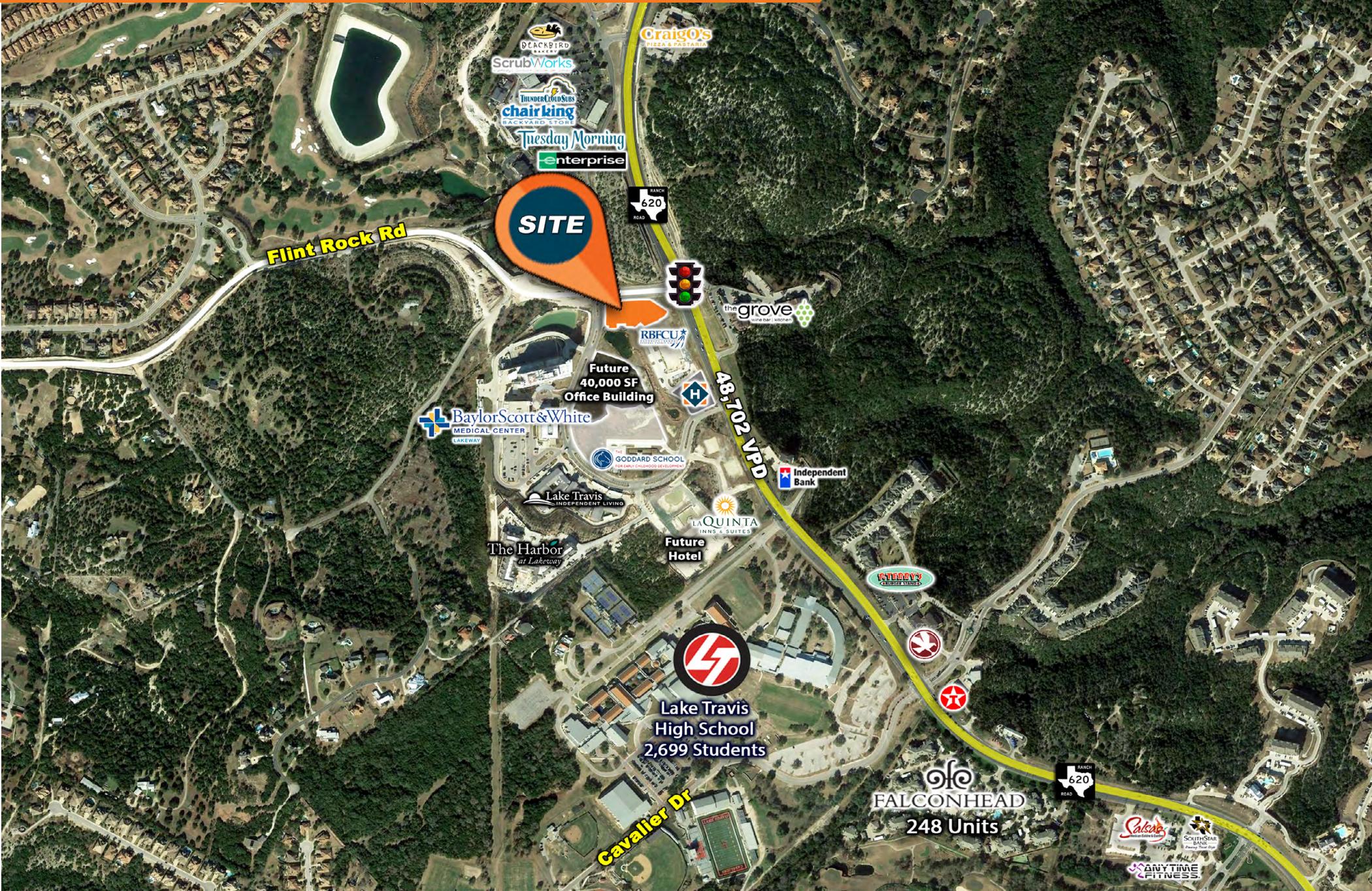
**AVAILABLE
1,200 SF**

**AVAILABLE
2,500 SF
Will Divide**

**DOUBLE DAVE'S
PIZZAWORKS
2,000 SF**

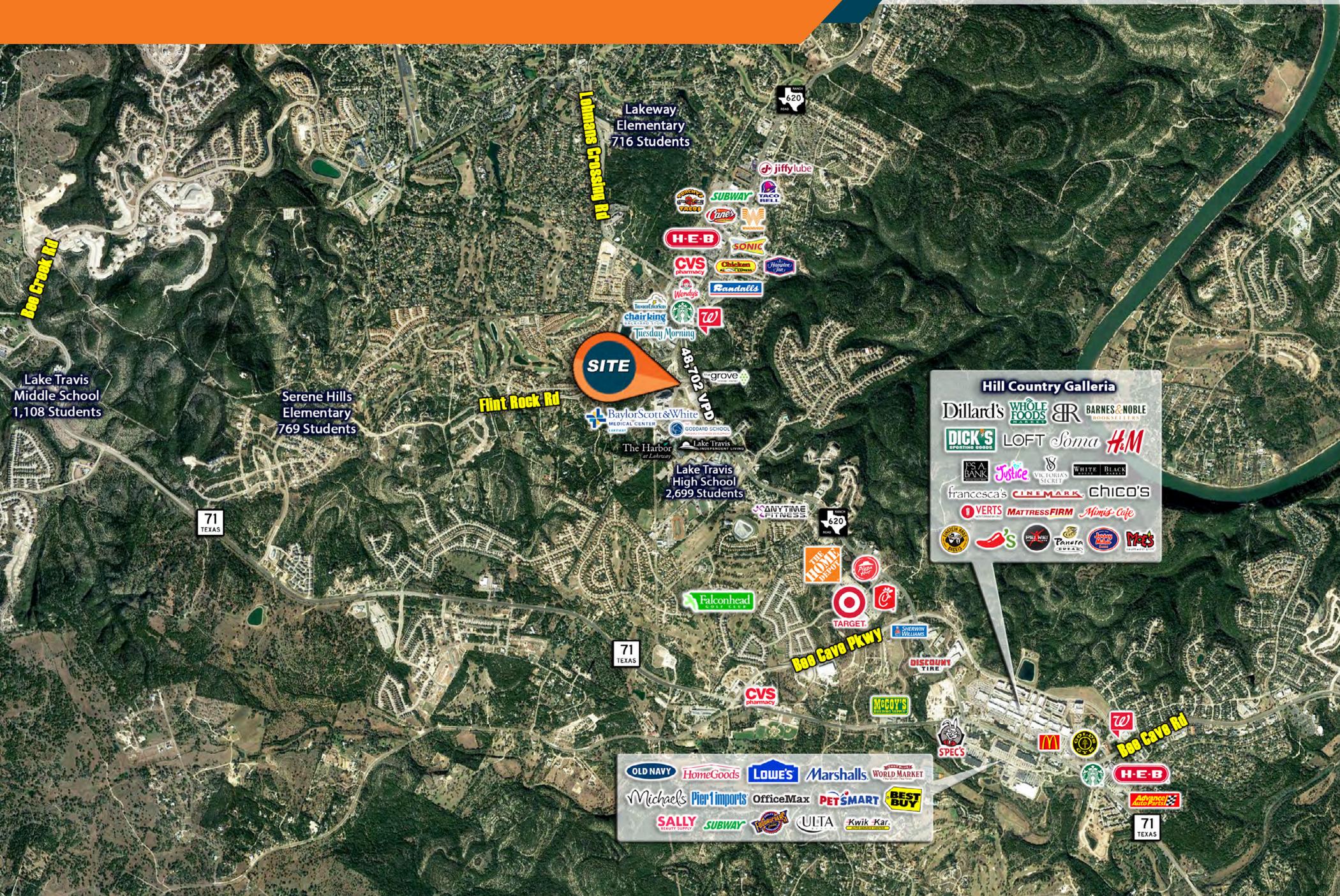
**PURE AND
NATURAL
CBD
1,725 SF**

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For Lease



Lakeway Elementary
716 Students

Lake Travis Middle School
1,108 Students

Serene Hills Elementary
769 Students

SITE

Lake Travis High School
2,699 Students

Hill Country Galleria

- Dillard's
- WHOLE FOODS MARKET
- BR
- BARNES & NOBLE BOOKSELLERS
- DICK'S SPORTING GOODS
- LOFT
- Soma
- H&M
- ES A BANK
- Justice
- WICKHAM'S SECRET
- WHITE BLACK
- francesca's
- CINEMARK
- chico's
- VERTS
- MATTRESS FIRM
- Minis-Cafe
- Wendy's
- Red Lobster
- PHILLY STEAKS
- Tanaka BEARS
- Map's

- OLD NAVY
- HomeGoods
- LOWE'S
- Marshalls
- WORLD MARKET
- Michael's
- Pier 1 Imports
- OfficeMax
- PETSMART
- BEST BUY
- SALLY BEAUTY SUPPLY
- SUBWAY
- Ulta
- Kwik-Kar

