



University Oaks Shopping Center

201 University Oaks Blvd, Round Rock, TX, 78665

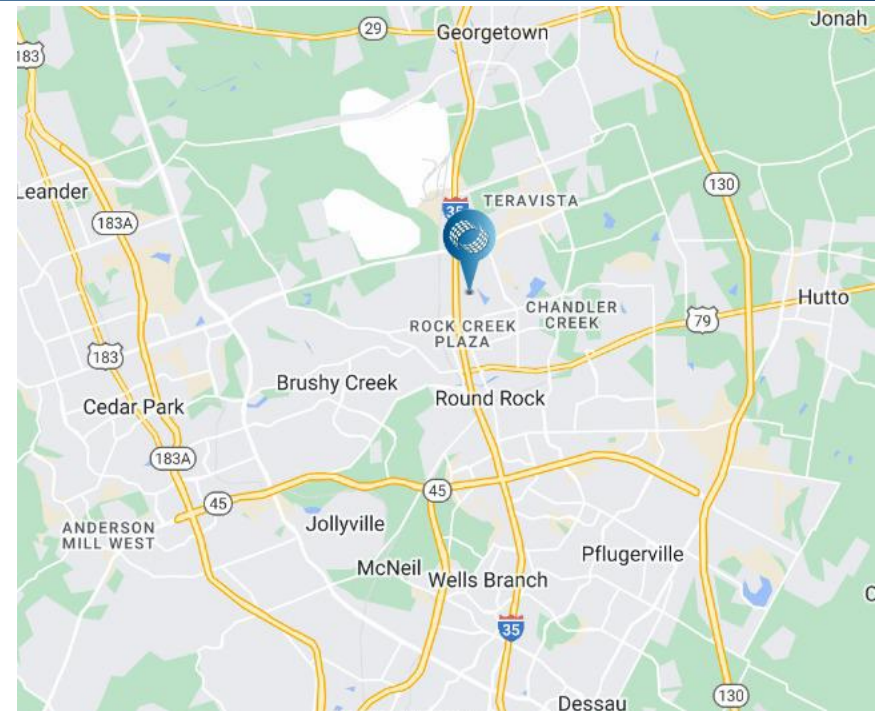
Latitude: 30.55653419 Longitude: -97.68907538 Total SF: 235,698

HIGHLIGHTS

- Excellent position and visibility along I-35; the center is well-placed near TSU Round Rock campus, and Baylor Scott & White Medical Center.
- Center is poised to benefit from Apple Inc.'s planned 133-acre campus with up to 5,000 employees.
- Shadow anchored by IKEA, with national tenants like JCPenney and Ross Dress for Less.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,854	61,961	171,370
Daytime Population	6,559	43,531	112,558
Households	1,924	23,797	63,691
Avg HH Income (\$)	145,413	146,849	146,121
Med HH Income (\$)	79,001	114,586	115,740
Median Age	32.73	34.26	35.10
% College Educated	51.57 %	47.29 %	47.75 %



CONTACTS

Leasing Representative

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InvenTrust
Properties

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Tenant List

001	JC Penney	0	021	Jo-Ann Fabrics	25,000
002	Ross Dress for Less	30,187	022	Available	32,900
003	DSW	17,940	023	Poke House	1,900
004	Salon Lofts	7,054	024	Palm Beach Tan	1,934
005	Clothes Mentor	4,000	025	Sport Clips	1,360
006	Z Nails & Spa	2,254	026	Studio Nails & Spa	1,600
007	Results Physiotherapy	3,038	027	Massage Envy	3,000
009	Two Hands Corn Dogs	1,200	028	Factory Mattress	4,000
010	Adelyn Bakery Boutique	1,640	029	Seton Healthcare	9,137
011	Tarka Indian Kitchen	2,699	031	Papa John's Pizza	1,520
012	Spec's Wine Spirits & Finer Foods	25,326	032	Sushi Koen	1,961
013	Fortune Garden	2,433	033	Razzoo's Cajun Cafe	5,000
014	GNC	1,200	034	Ike's Love & Sandwiches	1,760
015	AAA Texas	3,500	035	Chipotle Mexican Grill	2,700
016	NuYu Dental	2,300	037	Mighty Fine Burger Fries Shakes	3,945
017	Creamistry	1,600	039	Wells Fargo	0
018	Clean Eatz	2,400	040	Whataburger	0
019	Five Below	8,947	041	IKEA	0
020	Petsmart	20,263	042	Austin Telco Federal Credit Union	0
			045	Panda Express	0

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