



University Oaks Shopping Center

201 University Oaks Blvd, Round Rock, TX, 78665

Latitude: 30.55653419

Longitude: -97.68907538

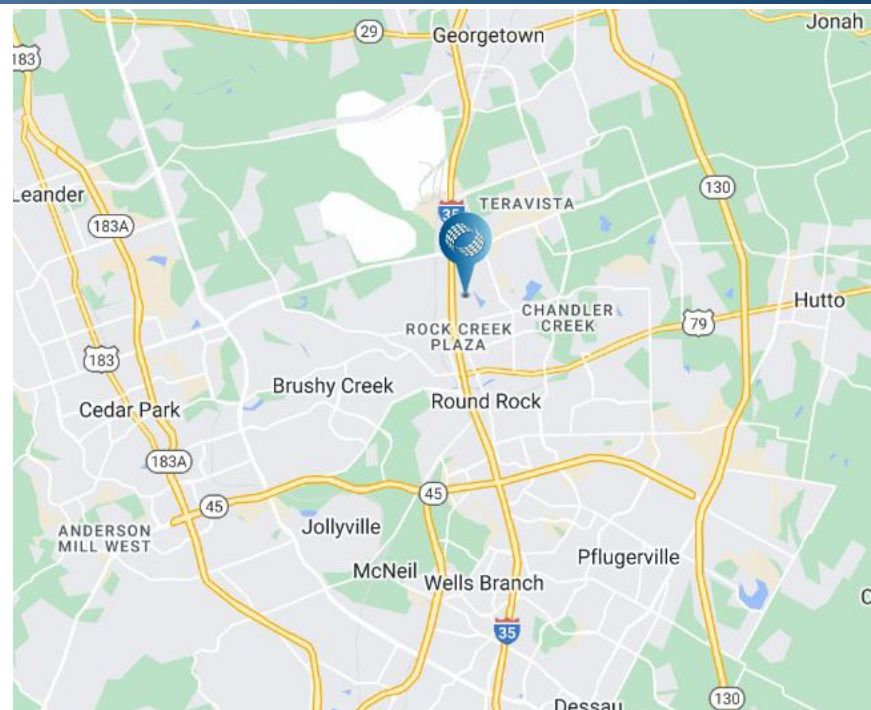
Total SF: 236,506

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	4,872	67,225	179,689
Daytime Population	6,772	48,200	120,019
Households	2,247	25,506	66,621
Avg HH Income (\$)	118,126	153,181	156,357
Med HH Income (\$)	81,992	116,353	121,657
Median Age	32.24	34.56	35.72
% College Educated	54.08 %	48.22 %	49.45 %



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	Crunch Fitness	33,708
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	GVD Commercial Properties	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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