



# Shops At Arbor Trails

4301 W. William Cannon Dr., Austin, TX, 78749

Latitude: 30.22137

Longitude: -97.839559

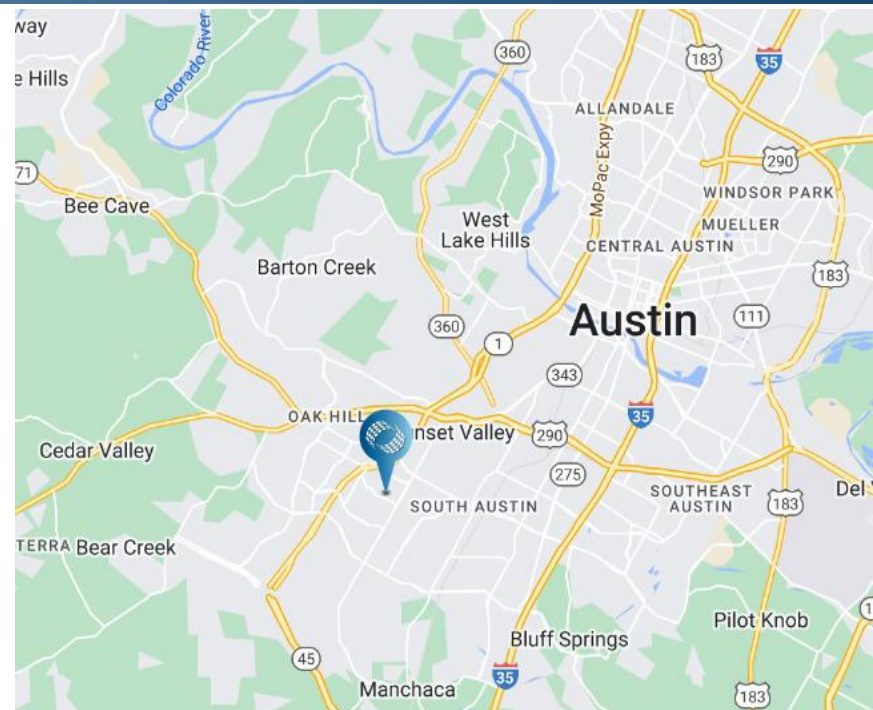
Total SF: 357,296

## HIGHLIGHTS

- The center resides in a major retail node for Southwest Austin, offering consumers options for grocery, health and wellness, educational services, along with several restaurant options
- Located on the heavily trafficked MoPac Expy and Williams Cannon Dr
- Center provides the community with tranquil ponds and surrounding hike and bike trails

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,516	84,233	227,397
Daytime Population	7,037	61,071	179,647
Households	4,545	38,816	103,605
Avg HH Income (\$)	145,147	162,110	167,168
Med HH Income (\$)	106,470	119,237	119,981
Median Age	37.33	37.74	37.41
% College Educated	65.01 %	65.11 %	63.32 %



## CONTACTS

*Leasing Representative*

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**InvenTrust**  
Properties

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## Tenant List

001	Costco Wholesale	153,000	024	Grade Power Learning Center	2,030
002	Whole Foods Market	39,830	025	Innovative Eye Care	2,582
003	Haverty's Furniture	36,000	026	Kerbey Lane Cafe	0
004	Marshalls	20,000	027	Panda Express	2,226
005	Healthy Pet Supply	2,880	028	Smoothie King	1,310
006	Total Men's Primary Care	1,520	029	Snap Kitchen	1,500
007	FastFrame	1,894	030	Torchy's Tacos	2,499
008	DoubleDave's Pizzaworks	2,254	031	Mendocino Farms	2,792
009	Firehouse Subs	2,403	032	Frost Bank	0
010	Gambuzza's Barbershop	1,400	033	Jared The Galleria of Jewelry	6,100
011	The UPS Store	1,400	034	Clement's Paint	2,456
012	Restore Cryotherapy	2,936	035	iCode	2,606
013	Expert Nails & Spa	2,456	036	Wells Fargo	5,000
014	The Tox	1,260	037	Cheddar's Scratch Kitchen	7,918
015	Nationwide Insurance	1,291	038	Ascension Seton	7,500
016	Pure Barre	1,568	039	Pure Smiles Orthodontics	2,426
017	Available	2,800	040	Hand & Stone Massage and Facial Spa	4,486
018	Austin Fine Floors	2,204	041	Semper Laser	1,200
019	Innovative Eye Care	650	042	Tiff's Treats	1,680
020	Velocity Music Academy	1,730	043	Five Guys Burgers & Fries	2,578
021	TLC Weight Loss Clinic	1,231	044	Christopher Commercial	3,915
022	Jack Fan DDS	2,483	045	Mandola's Italian Market	6,011
023	Innovative Eye Care	986	046	Chuy's	0
			048	Snooze A.M. Eatery	4,305

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