



Shops At Arbor Trails

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

Latitude: 30.22137

Longitude: -97.839559

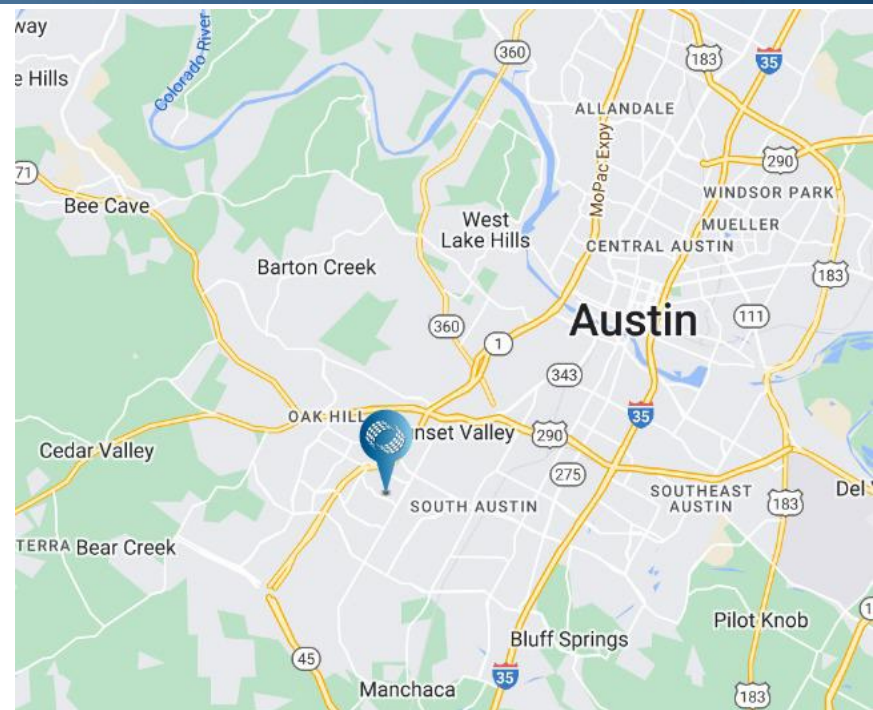
Total SF: 357,158

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 | 9,184 | 83,907 | 228,858 |
| Daytime Population | 7,061 | 58,607 | 176,096 |
| Households | 4,472 | 37,518 | 101,203 |
| Avg HH Income (\$) | 171,094 | 165,273 | 169,235 |
| Med HH Income (\$) | 105,435 | 113,040 | 115,794 |
| Median Age | 36.13 | 37.34 | 37.05 |
| % College Educated | 66.80 % | 64.23 % | 62.31 % |



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 | Available | 6,959 |
| 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 | Available | 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 | Rumble | 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 |

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