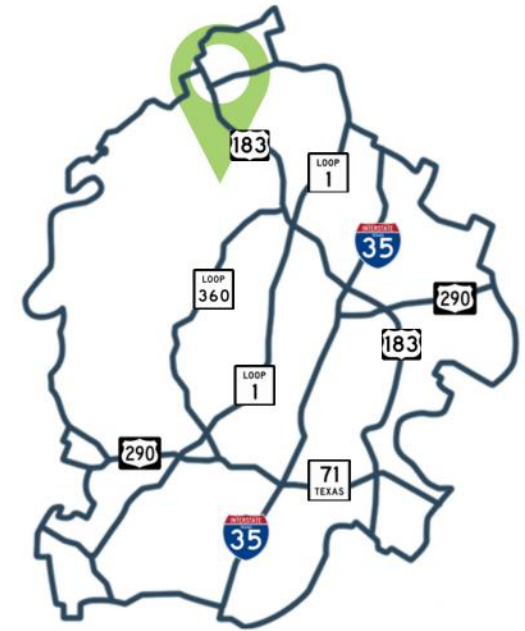


SPACE AVAILABLE

# RIATA COMMONS

12221 RIATA TRACE PARKWAY | AUSTIN, TEXAS | 78727

Located along Riata Trace Parkway just off Highway 183, Riata Commons is a high quality center nestled into the surrounding neighborhoods. Residents enjoy an easily accessible retail center.



**TRISTEN PALORI**  
ASSOCIATE  
(512) 856-4861  
TPALORI@FORESITECRE.COM

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## WHAT I LOVE ABOUT THIS PROPERTY:

“

This retail plaza is unique in that it is deep into residential neighborhoods, making it a true community center!

T. PALORI

”

# RIATA COMMONS

AUSTIN, TEXAS

## DEMOGRAPHICS

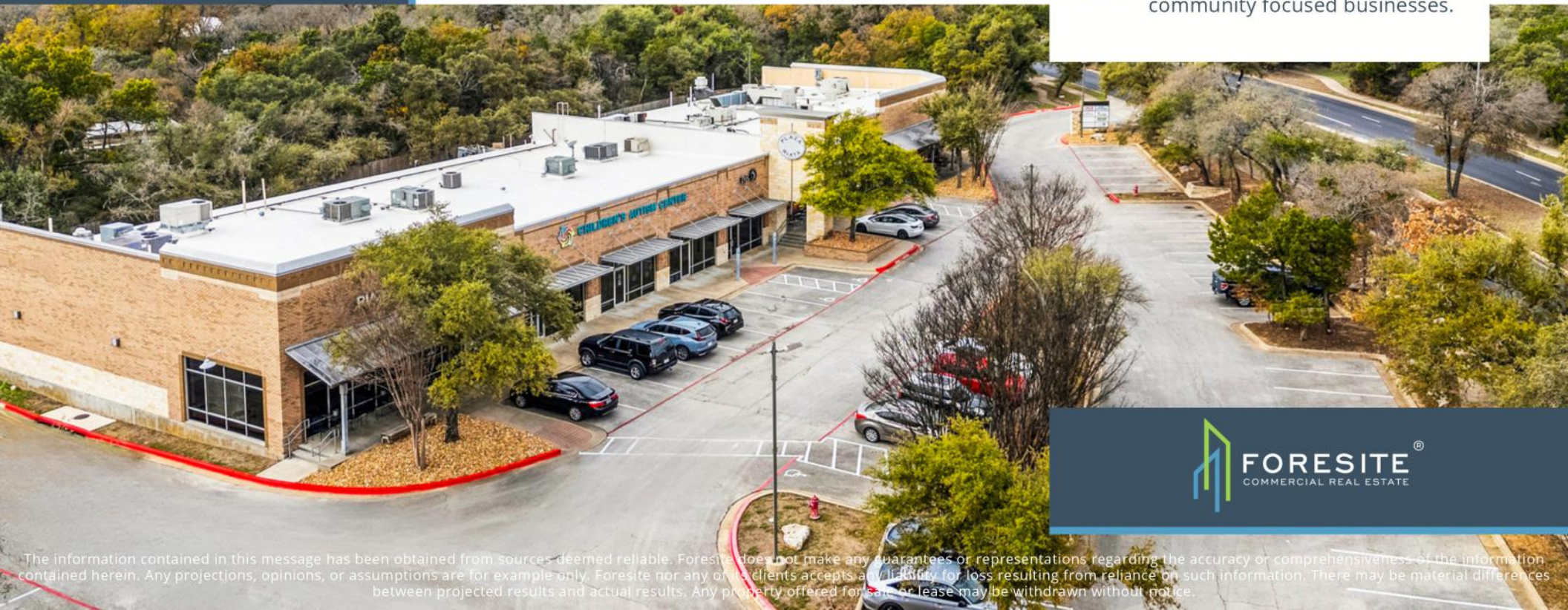
	1 Mile	3 Mile	5 Mile
Population	13,906	94,803	257,809
Household Income	\$145,480	\$162,431	\$154,183
Households	6,388	45,601	117,193
Median Age	35.1	35.9	35.6

## AREA EMPLOYERS



## PROPERTY HIGHLIGHTS

- 1 With dense residential population surrounding the center, there's plenty of demand for local business
- 2 There's a lack of commercial properties in the area creating a high barrier to entry for competing businesses.
- 3 Prime location for restaurants, medical, coffee, and other community focused businesses.



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# RIATA COMMONS

AUSTIN, TEXAS



## PROPERTY SUMMARY

Building Size:	14,781 sf
Property Size:	2.48 acres
Year Built:	2004
Rental Rate:	Call broker
NNN Rate:	Call broker
Parking:	72 spaces
Zoning:	LI (Limited Industrial)



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# RIATA COMMONS

AUSTIN, TEXAS



# RIATA COMMONS

AUSTIN, TEXAS



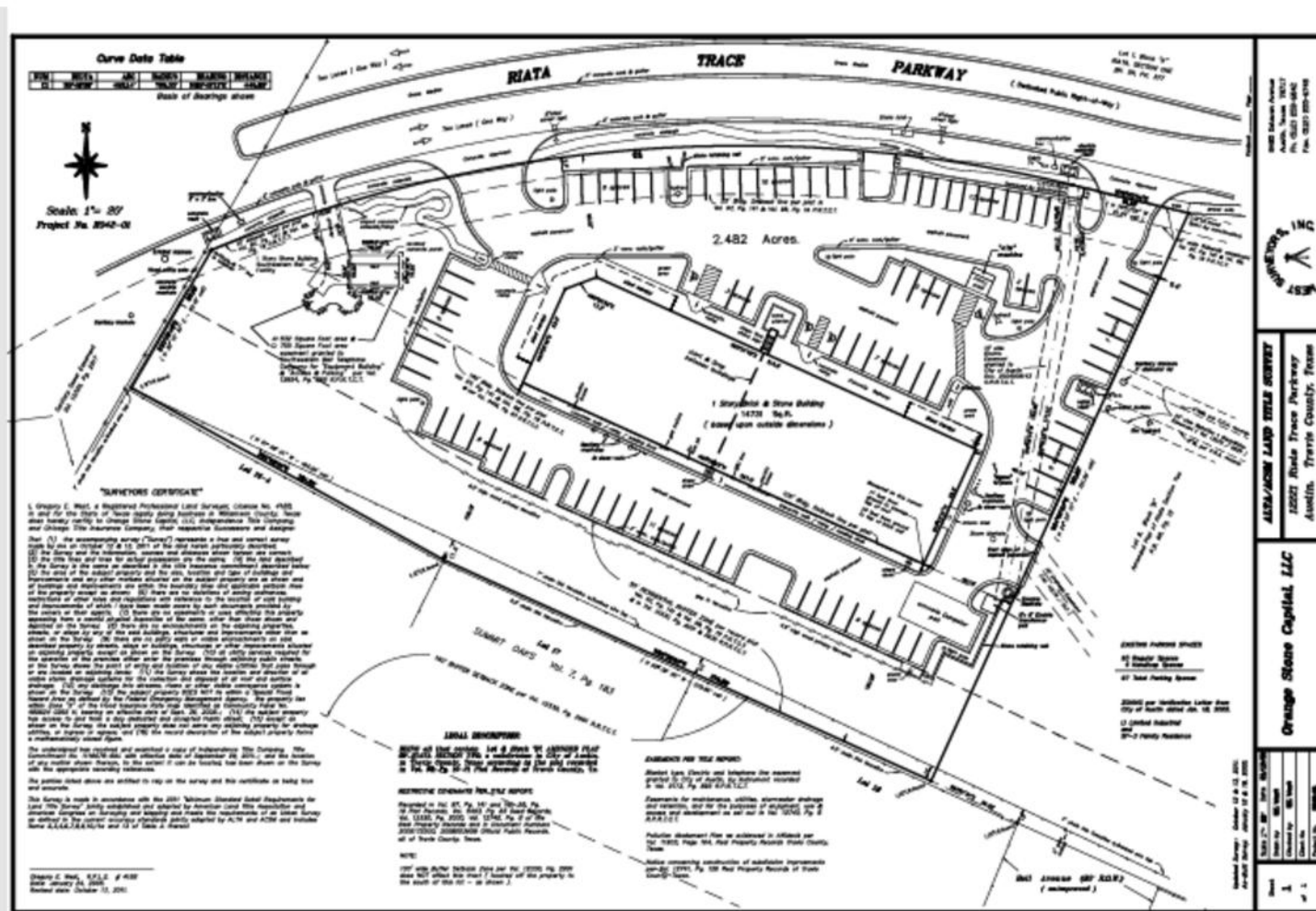
## AVAILABLE SPACE

Suite Number	SF	Condition
140	1,305	2nd Gen IT Store



# RIATA COMMONS

AUSTIN, TEXAS



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