



PEBB ENTERPRISES

## WALDEN PARK

10900 LAKELINE MALL DRIVE | AUSTIN, TX 78717  
4,516 SF & 1,300 SF AVAILABLE



### HIGHLIGHTS

- Super Target shadow anchored power center in the Lakeline market
- End cap and small shop opportunities available
- Free rent & tenant improvement incentives available
- Traffic counts exceed 150,000 per day combined at highways 183 & 620



### AREA DEMOGRAPHICS

- **Population 3mi/5mi:**  
94,586/197,894
- **Households 3mi/5mi:**  
37,983/77,396
- **Average Household Income 3mi/5mi:** \$93,198/\$101,712

Jenny Schuemann | VP of Leasing, Senior Director  
561-939-1801 | 954-790-1514 (cell) | jschuemann@pebbent.com

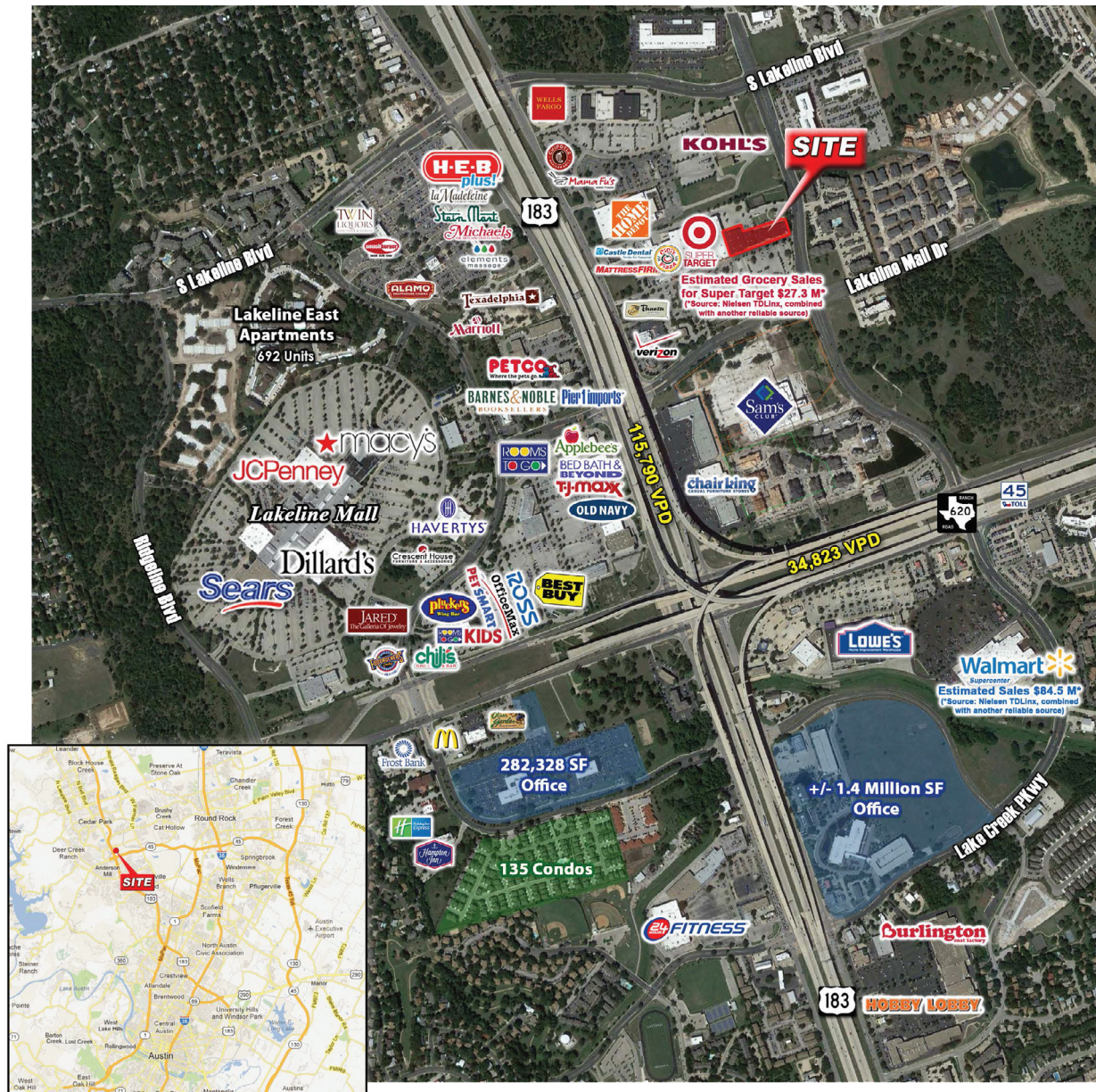


### Current Square Footage & Availability

Unit 1	2,842 SF	Eden Medical Spa
Unit 2	3,079 SF	Massage Envy
Unit 3	2,679 SF	Fit Body Boot Camp
Unit 4	3,606 SF	First Watch
Unit 5	1,038 SF	Sit Still
Unit 6	2,850 SF	China Cafe
Unit 7	4,516 SF	Pediatric Dentist
Unit 8	2,315 SF	Sushi Bang Bang
Unit 9	9,062 SF	Phenix Salon Suites
Unit 12	1,300 SF	Frosty Fox
Unit 100	7,500 SF	Kirklands
Unit 200	1,600 SF	Sally Beauty Supply
Unit 250	1,700 SF	Ardalan Zahedi DDS
Unit 300	1,800 SF	Cookie Co.
Unit 350	1,120 SF	Lakeline Nails
Unit 400	1,440 SF	Good Feet
Unit 500	2,000 SF	Subway
Unit 550	1,200 SF	Any Lab Test Now
Unit 600	2,078 SF	UFC Gym
Unit 650	3,000 SF	Nancy's Sky Garden
Unit C	9,983 SF	Ulta
Unit D	24,131 SF	HomeGoods
<b>TOTAL</b>	<b>90,839 SF</b>	







## SUMMARY PROFILE

2000 – 2010 Census

2016 Estimates with 2021 Projections

Lat/Lon: 30.4764/-97.7968

*Calculated using Weighted Block Centroid from Block Groups*

10900 Lakeline Mall Dr Austin, TX 78717		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2016 Estimated Population	6,059	94,586	197,894	622,554
	2021 Projected Population	6,994	107,731	225,897	713,262
	2010 Census Population	2,726	81,528	171,424	543,703
	2000 Census Population	1,348	55,807	114,016	390,046
	Projected Annual Growth 2016 to 2021	3.1%	2.8%	2.8%	2.9%
	Historical Annual Growth 2000 to 2016	21.8%	4.3%	4.6%	3.7%
	2016 Median Age	31.1	35	35.4	34.9
HOUSEHOLDS	2016 Estimated Households	2,882	37,983	77,396	244,342
	2021 Projected Households	3,272	42,692	86,857	274,399
	2010 Census Households	1,337	32,640	67,445	214,872
	2000 Census Households	502	20,496	42,030	153,642
	Projected Annual Growth 2016 to 2021	2.7%	2.5%	2.4%	2.5%
	Historical Annual Growth 2000 to 2016	29.6%	5.3%	5.3%	3.7%
RACE AND ETHNICITY	2016 Estimated White	74.0%	75.1%	75.1%	71.6%
	2016 Estimated Black or African American	8.9%	5.6%	4.9%	7.4%
	2016 Estimated Asian or Pacific Islander	8.0%	11.0%	12.4%	9.2%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.5%	0.5%	0.6%
	2016 Estimated Other Races	8.3%	7.8%	7.2%	11.2%
	2016 Estimated Hispanic	21.5%	17.8%	16.2%	24.2%
INCOME	2016 Estimated Average Household Income	\$69,683	\$93,198	\$101,712	\$94,002
	2016 Estimated Median Household Income	\$61,728	\$79,734	\$87,328	\$77,908
	2016 Estimated Per Capita Income	\$33,156	\$37,432	\$39,787	\$36,914
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.3%	1.3%	3.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.4%	2.2%	3.9%
	2016 Estimated High School Graduate	20.8%	16.6%	14.1%	16.7%
	2016 Estimated Some College	30.2%	24.6%	23.2%	22.5%
	2016 Estimated Associates Degree Only	10.7%	7.9%	7.3%	7.1%
	2016 Estimated Bachelors Degree Only	23.8%	31.3%	33.2%	29.8%
	2016 Estimated Graduate Degree	12.6%	16.0%	18.6%	16.5%
BUSINESS	2016 Estimated Total Businesses	315	3,524	6,961	26,132
	2016 Estimated Total Employees	4,379	33,484	69,021	309,026
	2016 Estimated Employee Population per Business	13.9	9.5	9.9	11.8
	2016 Estimated Residential Population per Business	19.3	26.8	28.4	23.8