NEC I-35 & SH 45 | ROUND ROCK, TEXAS 78664

dd's DISCOUNTS

Boardwalk Center



OKS

1.1

PETSMART

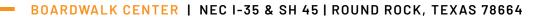
PETHOSPITAL

OOM

PETSMART

GRAND

NG



PROPERTY HIGHLIGHTS

- 184,598 SF shopping center anchored by national retailers PetSmart, Ross & Party City
- Shadow Anchored by Walmart Supercenter & Home Depot

DEMOGRAPHICS

AVAILABILITY

- 2,586 SF & 3,531 SF
- 2nd Gen Spaces

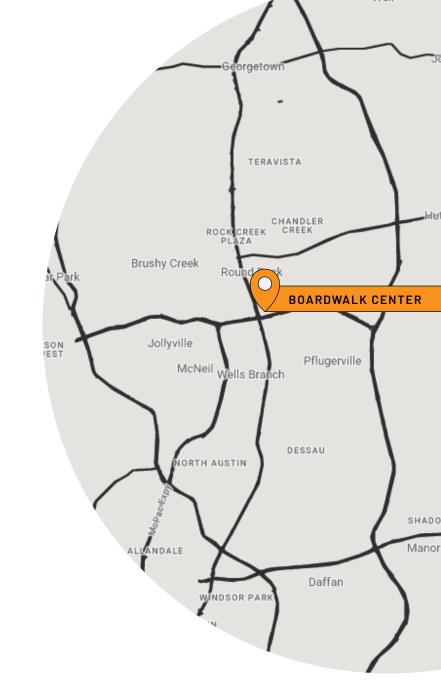
LEASE RATES

Please Call for Rates

	1 mile	3 miles	5 miles
2023 Population	9,802	98,988	258,073
Daytime Population	36,912	119,284	250,156
Average Household Income	\$84,484	\$101,359	\$116,582
Traffic Counts	I-35: 183,	375 VPD SH-45: 1	11,174 VPD

AREA RETAILERS

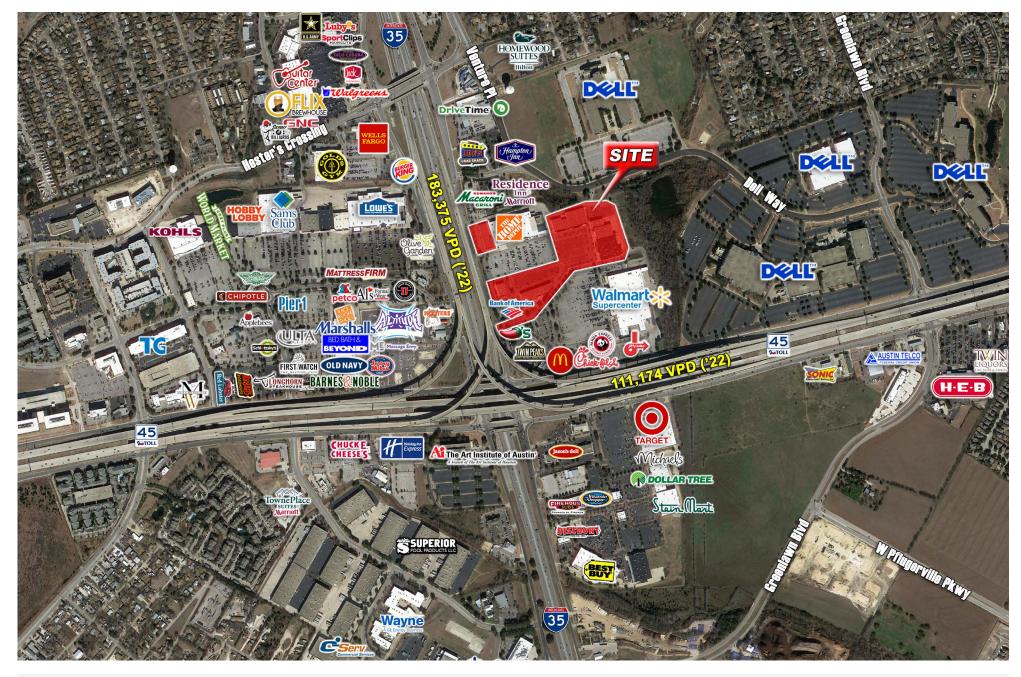














MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

TENANTS

100 Removery Tattoo 1,500 200 The UPS Store 1,500 300 Ace Cash Express 1,200 400 CreatACig Vapors 900 500 Inno vaSlim Weight Loss 2,058 600 Batteries Plus 1,800 700 Fred Lo ya Insurance 1,192 750 Music & Arts Center 2,781 800 Mattress Firm 4,000 A-100 Auto One (Pakast) 5,000 A-200 Subway 1,500 A-300 Miracle Ear (METX, LLC) 1,432 A-400 Supe rcut s 1,200 A-500 Red Lotus Asian Grille 3,000 B-100 Honest Indian Restaurant 4,505 B-200 Cajun Crab & Shrimp 4,915 B-300 Dental Republic 2,589 B-400 AVAILABLE 3,531 B-500 Zorba Gr eek Restaurant 2,780 B-600 AVAILABLE 2,586 B-650 Leslie's Pool Supplies	SUITE	TENANT	SIZE (SF)
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E-300 Half Price Books 8,050	E-100	PetSmart	41,920
	E-200	dd's Discounts	23,000
TOTAL 184,598	E-300	Half Price Books	8,050
	TOTAL		184,598

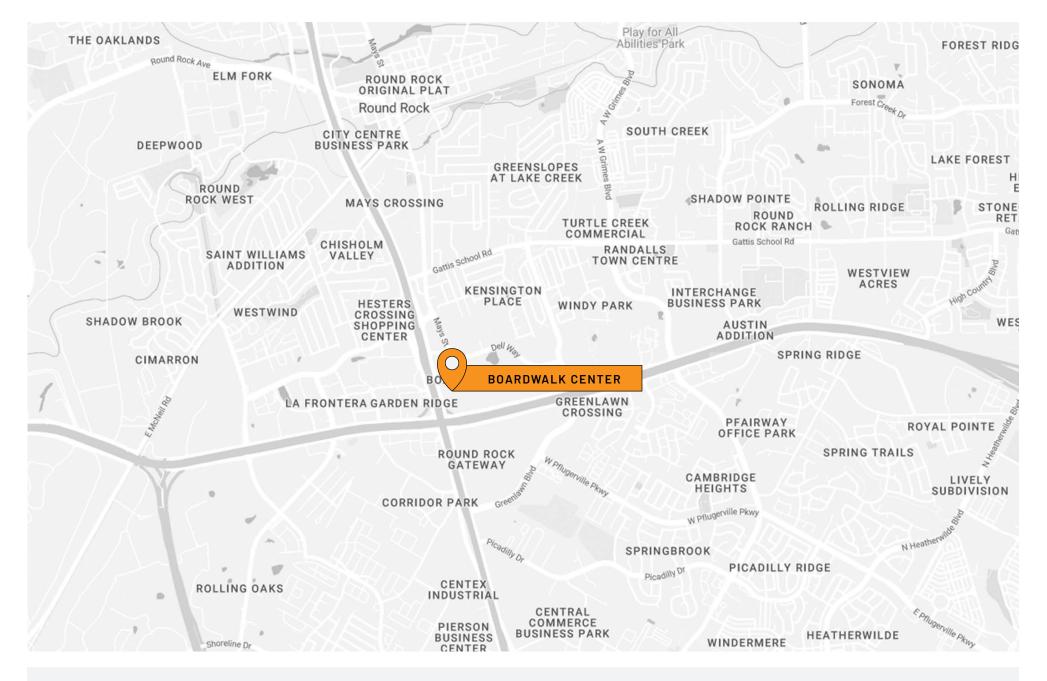








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	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	9,802	98,988	258,073
2028 Projected Population	9,707	98,383	264,696
2020 Census Population	9,292	96,329	250,139
2010 Census Population	8,086	81,763	206,096
Projected Annual Growth 2023 to 2028	-0.19%	-0.12%	0.51%
2023 Daytime Population	36,912	119,284	250,156
2023 Median Age	32.0	33.8	34.7
HOUSEHOLDS			
2023 Estimated Households	4,426	39,058	98,796
2028 Projected Households	4,414	39,186	102,321
2020 Census Households	4,195	37,584	94,494
2010 Census Households	3,406	30,859	74,850
2023 Families	2,537	24,144	64,983
2023 Average Family Size	2.91	3.22	3.23
RACE AND ETHNICITY			
2023 Estimated White	42.7%	45.5%	47.3%
2023 Estimated Black or African American	11.0%	13.5%	12.2%
2023 Estimated Asian or Pacific Islander	9.2%	9.0%	11.3%
2023 Estimated American Indian	1.1%	1.0%	0.9%
2023 Estimated Other Races	35.9%	30.9%	28.2%
2023 Estimated Hispanic Origin	40.8%	16.9%	16.7%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$84,484	\$101,359	\$116,582
2023 Estimated Median Household Income	\$73,368	\$80,942	\$88,283
2023 Estimated Per Capita Income	\$35,726	\$39,961	\$44,637
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.7%	4.0%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.9%	2.8%
2023 Estimated High School Graduate	21.5%	17.7%	16.6%
2023 Estimated Some College	20.4%	19.9%	18.8%
2023 Estimated Associates Degree Only	15.2%	10.1%	8.5%
2023 Estimated Bachelors Degree Only	22.4%	30.3%	31.9%
2023 Estimated Graduate Degree	8.5%	11.6%	15.3%
2023 EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	5,915	56,938	145,014
White Collar	69.9%	71.8%	72.8%
Management/Business/Financial	19.9%	20.5%	20.9%
Professional	26.6%	28.5%	31.1%
Sales	7.0%	11.2%	9.6%
Administrative Support	16.6%	11.6%	11.2%
Services	12.5%	13.5%	13.3%
Blue Collar	17.6%	14.8%	13.9%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography

