



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

Boardwalk Center



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

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

AVAILABILITY

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

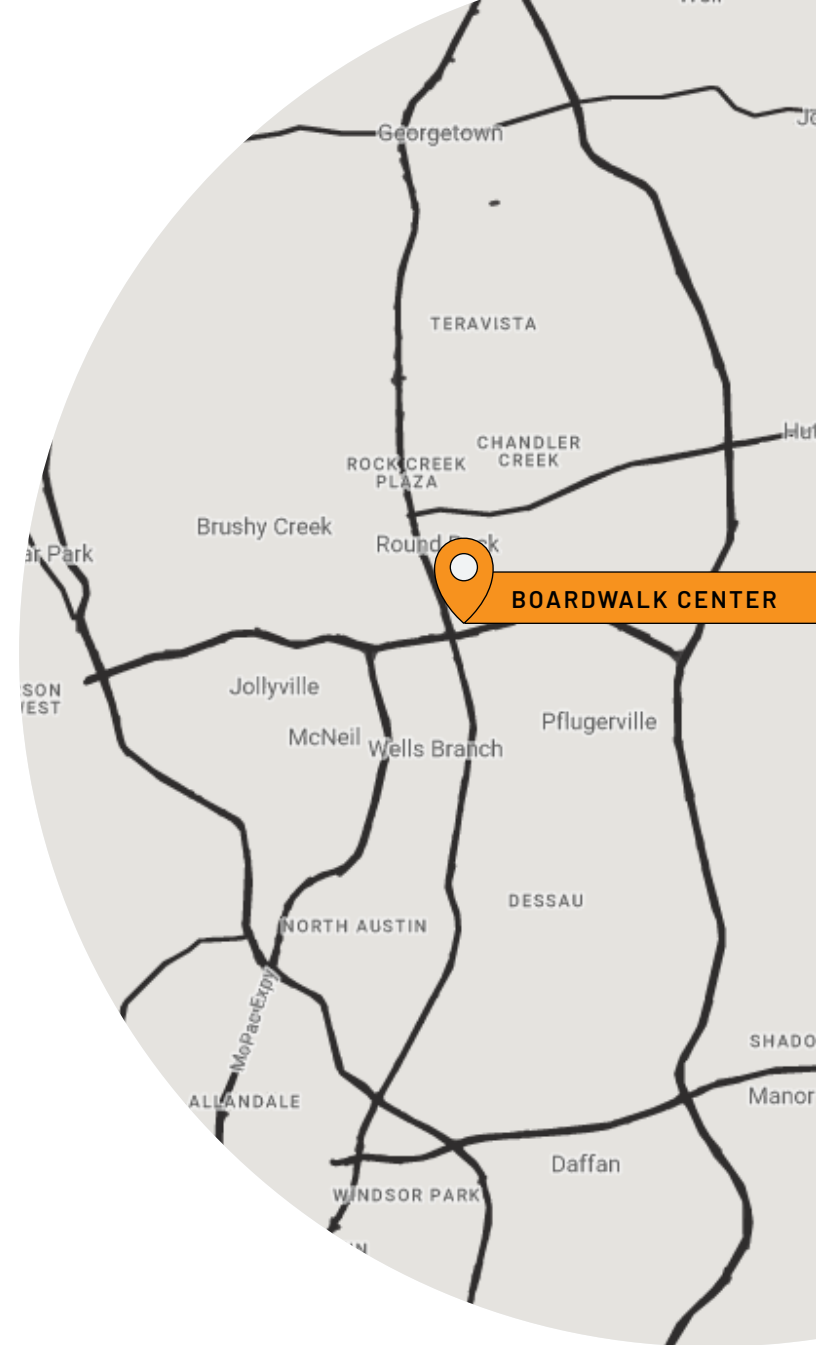
LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	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: 111,174 VPD		

AREA RETAILERS

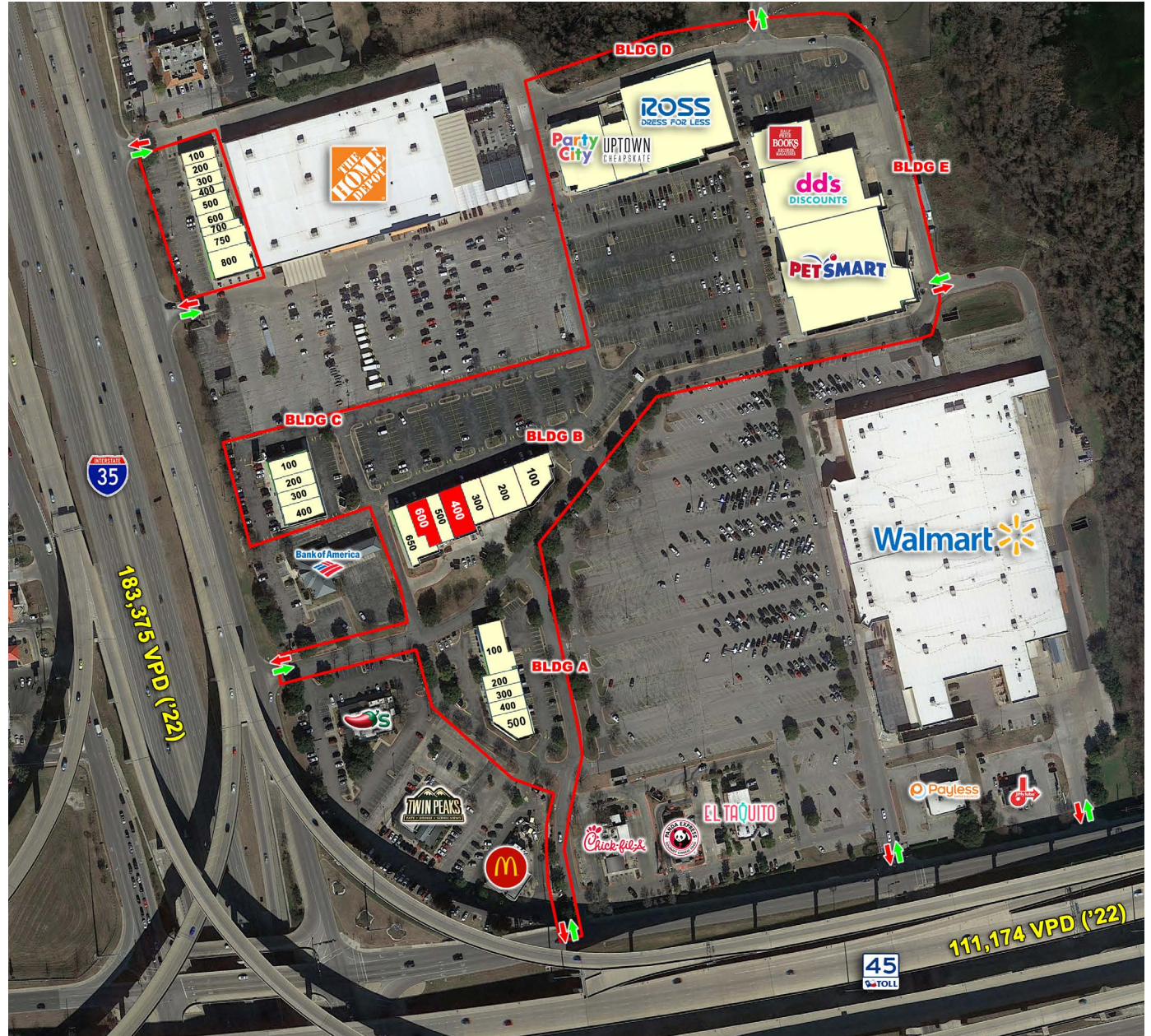




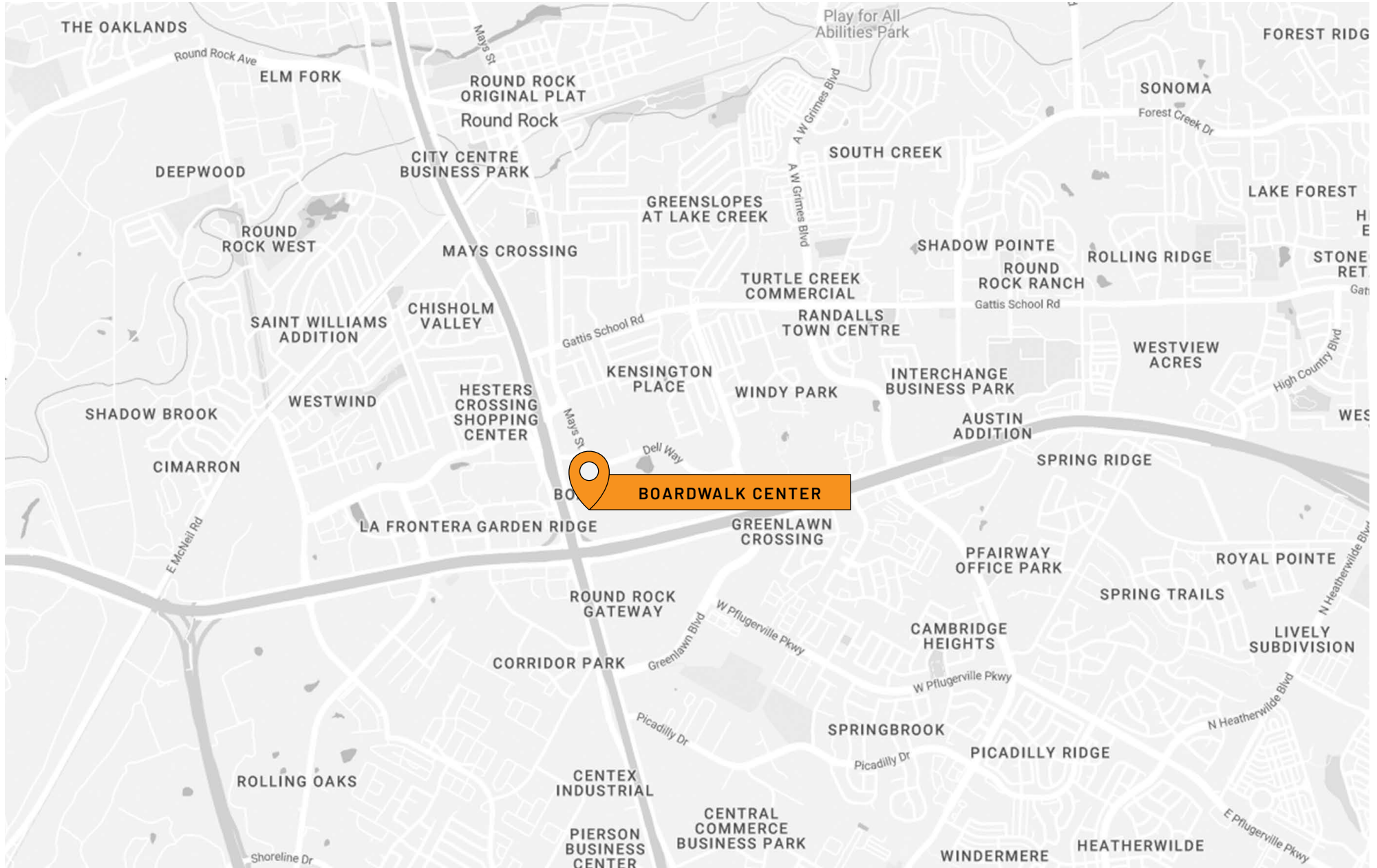


TENANTS

SUITE	TENANT	SIZE (SF)
100	Removery Tattoo	1,500
200	The UPS Store	1,500
300	Ace Cash Express	1,200
400	CreatACig Vapors	900
500	InnovaSlim 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	Supercuts	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 Greek Restaurant	2,780
B-600	AVAILABLE	2,586
B-650	Leslie's Pool Supplies	4,414
C-100	Visionworks	3,000
C-200	H&R Block	2,400
C-300	Sprint	2,100
C-400	AT&T	2,500
D-100	Party City	12,000
D-300	Uptown Cheapskate	5,056
D-500	Ross	30,100
E-100	PetSmart	41,920
E-200	dd's Discounts	23,000
E-300	Half Price Books	8,050
TOTAL		184,598







	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