



Overview

- Located on Ed Bluestein Blvd and Manor Rd, directly across from Winn Elementary School
- There is an access light on Manor Rd, easy access on Ed Bluestein Blvd as well as great visibility on both major roads
- Convenient pedestrian overpass access over Ed Bluestein Blvd to existing residential communities and Lyndon B. Johnson High School for a walkable shopping experience
- Anchored by H-E-B Grocery Store, O'Reilly Auto Parts, dd's Discounts, and Family Dollar with only one space left!

Demos

3 Miles 5 Miles 7 Miles

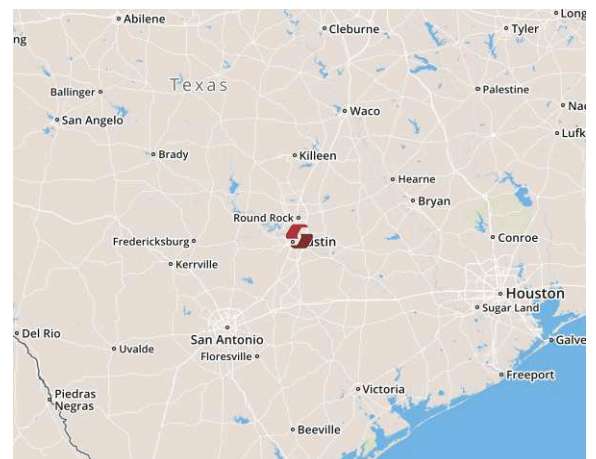
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|----------------------|----------|----------|----------|
| Population | 91,234 | 255,465 | 454,113 |
| Households | 32,232 | 96,422 | 182,567 |
| Avg Household Income | \$66,975 | \$75,378 | \$85,691 |

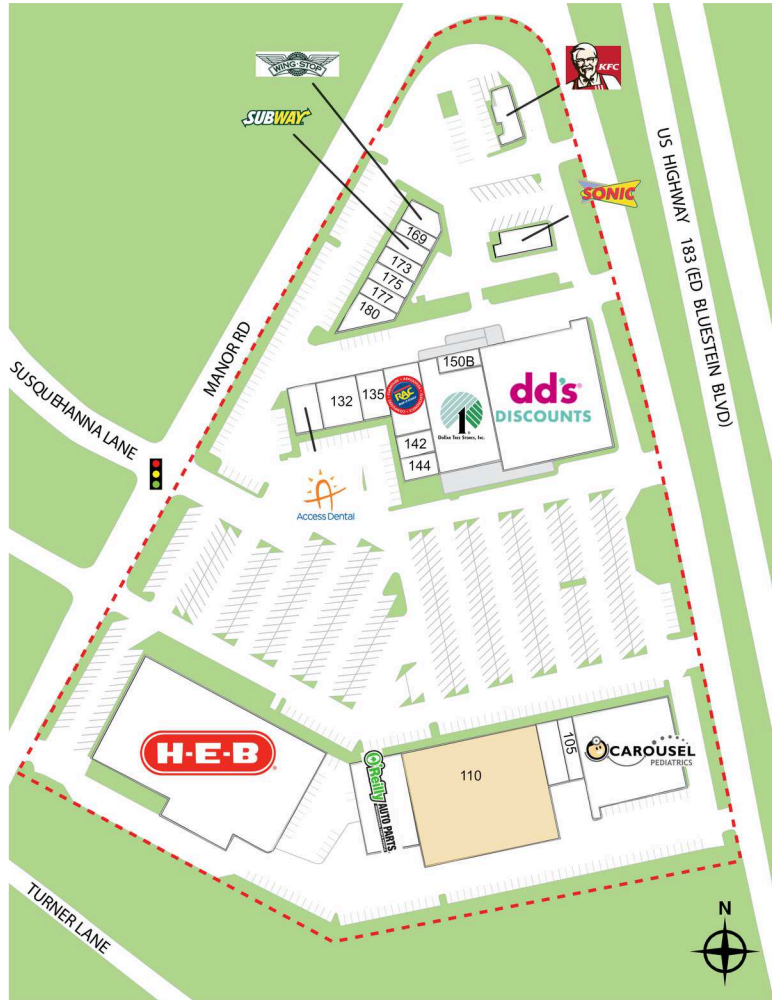
Leasing Contact

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Traffic Counts (AADT)

Ed Bluestein Blvd 78606





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|-----|---------------------|--------|--------|--------------------|--------|-----|-----------------------|-------|
| 100 | Carousel Pediatrics | 14,960 | 135 | Cal's Beauty Salon | 1,500 | 165 | KFC | 2,220 |
| 105 | Austin OBGYN | 1,605 | 140 | Rent-A-Center | 4,688 | 167 | Wingstop | 2,400 |
| 107 | T-Mobile | 2,271 | 142 | Tom's Liquor | 1,500 | 169 | Texas State Insurance | 1,080 |
| 110 | Available | 27,000 | 144 | Dress Up | 1,000 | 171 | Subway | 1,337 |
| 115 | O'Reilly Auto Parts | 8,400 | 00150A | Dollar Tree | 9,500 | 173 | Jackson Hewitt | 1,338 |
| 125 | HEB Grocery | 43,186 | 150B | Carousel Storage | 1,900 | 175 | Pizza Patron | 1,243 |
| 130 | Access Dental | 4,320 | 155 | dd's Discounts | 24,729 | 177 | Speedy Cash Loan | 1,242 |
| 132 | Mobile Link | 1,800 | 160 | Sonic Drive-In | 2,278 | 180 | China Kitchen | 1,945 |