CAPITAL PLAZA | 5300-5600 N IH-35, AUSTIN, TX 78723

Features

- Target-anchored retail for lease in central Austin.
- Located on the SEC of IH-35 and Hwy 290 E
- First tier retail draw with great on site sales history

capitalplazasc.com

FOR LEASE

TOTAL SF: 410,002
AVAILABLE SF: 8,875
CONTACT FOR MORE INFORMATION

Traffic Counts

IH-35 S of US 290	246,129 VPD
US 290 E of IH-35	94,420 VPD
Cameron Rd N of 51st St	18,985 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	17,820	171,076	365,579
Daytime Population	21,017	209,587	467,469
Average HH Income	$99,014	$88,625	$102,182
Total Households	8,012	70,574	150,436

Area Retailers & Businesses

TARGET · Walgreens · K&G MEN'S CENTER · ROSS DRESS FOR LESS · Office DEPOT OfficeMax · McDonald's

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Available Space

5	8,875 sf
7	6,000 sf

Current Tenants

1	Target	127,825 sf
2	Treasures	2,500 sf
3	Texas State Optical	5,000 sf
4	Kids Footlocker	2,500 sf
6	Rainbow USA Inc	13,600 sf
8	H&R Block	2,800 sf
9	Sally Beauty Supply	1,700 sf
10	WingStop	3,000 sf
11	Casa Nostre Furniture	3,006 sf
12	Buffet King	10,638 sf
12B	State of Texas	12,739 sf
13	K&G Fashion Superstore	20,000 sf
14	Boot Barn	25,269 sf
15	Champs	5,937 sf
16	Party City	11,273 sf
17	Conn's	40,000 sf
18	Melrose	14,000 sf
19	Dollar Tree	12,600 sf
20	Subway	1,470 sf
21	Nails Only	895 sf
22	Foot Locker	4,135 sf
23	CiCi's Pizza	4,130 sf
24	CiCi's Pizza	1,879 sf
25	Ross Dress for Less	30,238 sf
26	Mattress Firm	4,646 sf
27	McDonald's	4,733 sf
28	Walgreens	14,550 sf
29	Long John Silvers/A&W	2,866 sf
30	Taco Bell	2,852 sf
31	Popeye's	2,500 sf

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Matthew Epple	530213	mepple@weitzmangroup.com	512-482-6108
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nicholas Lawrence Naumann	680404	nnaumann@weitzmangroup.com	512-482-0094
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Buyer/Tenant/Seller/Landlord Initials

Date