



MARKET AT LAKE CREEK | 13776 US 183, AUSTIN, TX 78750

Features

- Family-oriented center located in the Northwest Austin trade area
- Signalized intersection on Research Blvd across from Westwood High School
- Excellent US-183 visibility with prominent pylon signage available
- Strong daily traffic and dense demographics
- Low NNN expenses

FOR LEASE

MIN CONTIGUOUS SF: 559
MAX CONTIGUOUS SF: 4,685
CONTACT FOR MORE INFORMATION

Traffic Counts

183A 146,644 VPD
 Lakeline Blvd. 32,943 VPD

Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
Total Population		12,650	112,861	224,428
Total Households		5,989	48,902	93,006
Avg HH Income		\$126,452	\$162,087	\$171,563
Daytime Population		22,201	115,898	231,051

Area Retailers & Businesses



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James Van Trease
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Nick Naumann
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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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Current Tenants

100	Fitness Connection	52,212 sf
102	Goodwill	30,000 sf
103	Dart' em Up	3,106 sf
104	Austin Gymnastics Club	15,200 sf
105B	Nana Ballet	3,100 sf
106	Dr. Golf Golf Studio	2,681 sf
107	KidStrong	4,100 sf
116	Wonko's Toys and Games	2,000 sf
	Habitat for Humanity ReStore	+/- 33,000 sf
119	O'Reilly Auto Parts	8,400 sf
122	Koryu Martial Arts	5,500 sf
125	TFN Nutrition	2,625 sf
130	Pita Fusion	2,350 sf
131	Saccone's Pizza	1,400 sf
134	Together Restaurant	2,310 sf
137	Buttercup Liquors	3,150 sf
139	Bento Bakes	559 sf
142	Asian Fusion	2,490 sf
144	Sunny Nails	895 sf
150	Hair Jazz	975 sf
152	Thundercloud Subs	1,137 sf
170	Taco Bell	2,300 sf



Occupied but Available

139	Bento Bakes	559 sf
*Available 11/1/26		

Available Space

105A		3,795 sf
108		2,579 sf
113		1,760 sf
145	2nd Gen Restaurant	4,685 sf

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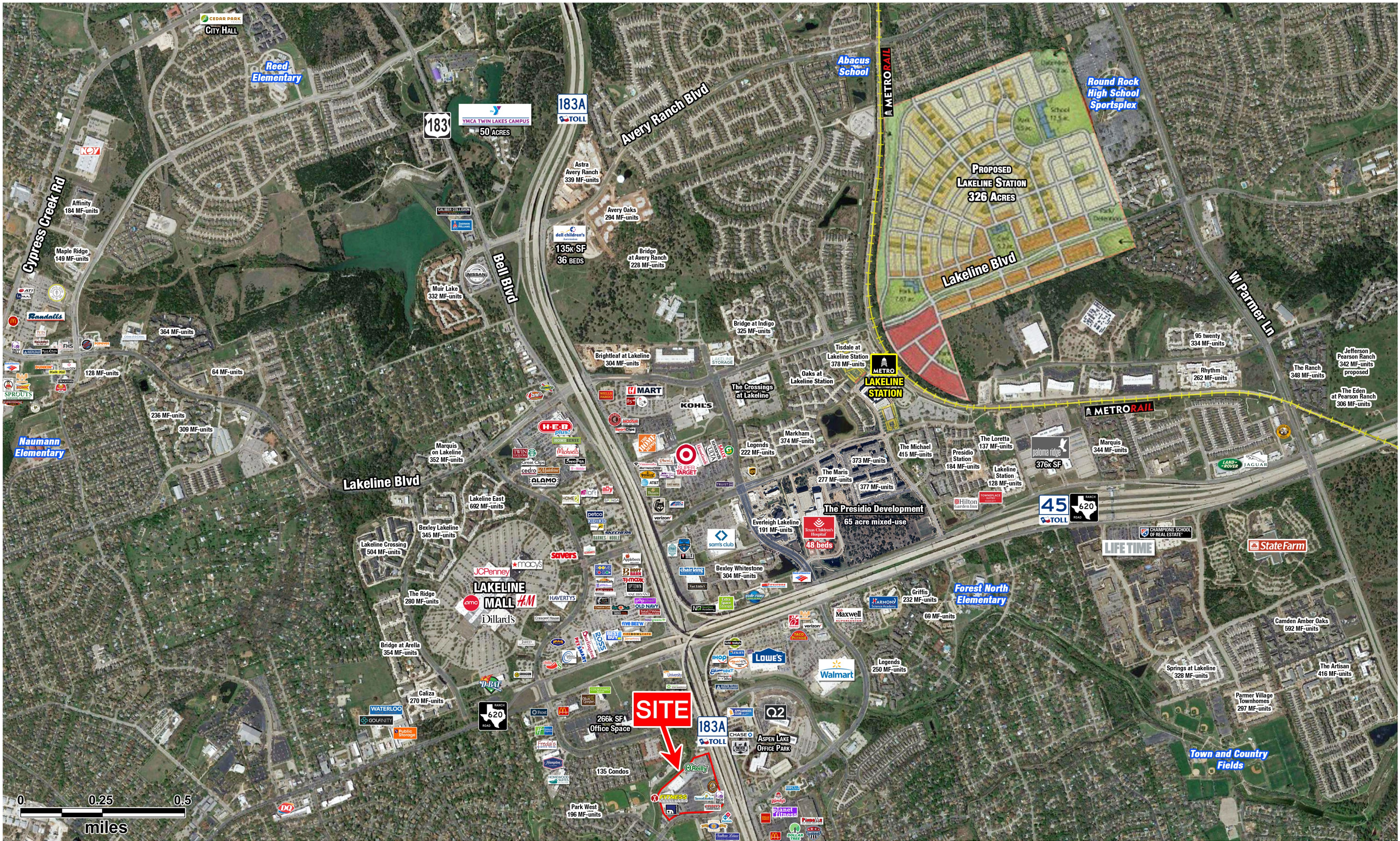


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INFORMATION ABOUT BROKERAGE SERVICES

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, 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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:
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and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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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

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Robert E. Young, Jr.

Designated Broker of Firm

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

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Buyer/Tenant/Seller/Landlord Initials

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