



PARKE GREEN | 1717 S PLEASANT VALLEY RD, AUSTIN, TX 78741

Features

- NEC of Riverside and Pleasant Valley
- High traffic intersection across from HEB PLUS!
- High density population with +/- 10,000 Apt units nearby

FOR LEASE

TOTAL SF: 38,391
AVAILABLE SF: 5,040
MIN CONTIGUOUS SF: 1,836
MAX CONTIGUOUS SF: 5,040
NNN: \$6.20 PER SF/YR EST.

Traffic Counts

Pleasant Valley 28,610 VPD
 Riverside 48,492 VPD

Demographics

YEAR: 2016	1 MILE	3 MILE	5 MILE
Population Estimate	26,268	125,515	304,580
Total Households	10,534	49,450	117,046
Average HH Income	\$43,952	\$67,321	\$68,034
5 Year Population Growth	7%	11%	9%

Area Retailers & Businesses



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Available Space

1 5,040 sf

Current Tenants

2	Hollywood Beauty	1,240 sf
3	Cricket Wireless	1,440 sf
4	Supercuts	1,400 sf
5	Eastside Smiles	5,207 sf
6	Subway	1,350 sf
7	Metro PCS	1,218 sf
8	Little Caesar's Pizza	1,600 sf
9	Los Mangos	1,836 sf
10	dd's Discounts	23,284 sf
11	Goodwill	13,482 sf
12	Planet Fitness	19,000 sf
13	Amigos Furniture Muebleria	3,200 sf
14	Sally Beauty	1,600 sf
15	512 Vapes	1,200 sf
16	GNC	1,620 sf
17	Twin Liquors	1,800 sf
18	Twin Liquors	900 sf
19	Nails by Tina	960 sf
20	Sun Loan	1,320 sf
21	El Pollo Rico	4,260 sf
22	Texas Warrant	1,200 sf



