



**SOUTHRIDGE PLAZA** | 500 W WILLIAM CANNON DR., AUSTIN, TX 78745

**Features**

- Easy access with entrances to S 1st and William Cannon
- Ample parking with pylon signage opportunities

**FOR LEASE**

AVAILABLE SF: 13,000  
 CONTACT FOR MORE INFORMATION  
 NNN: \$7.24 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2021	1 MILE	3 MILES	5 MILES
William Cannon	30,526 VPD	Total Population		22,723	142,766	321,188
South 1st	20,441 VPD	Daytime Population		17,316	124,916	298,307
		Average HH Income		\$76,952	\$81,123	\$97,441
		Total Households		9,646	57,502	137,004

**Area Retailers & Businesses**



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## Current Tenants

322	Training Wheels Learning Center	5,000 sf
402	Tortilla Rio Grande	2,111 sf
404	Rick's Cleaners	1,352 sf
408	Sherwin Williams	4,335 sf
400	Zumba Studio	2,439 sf
406	BIENESTAR L.A.M	1,300 sf
410/420	LunaMed	8,939 sf
414	Pet Groomer	1,063 sf
430	US Nail	1,250 sf
438A	Octapharma	13,544 sf
421	No Front	450 sf
422	Wingstop	1,800 sf
424	Diaz Hair Salon	1,500 sf
426	Excel Finance	1,875 sf
428	Metro by T-Mobile	1,800 sf
434B	Dollar Tree	13,975 sf
438B	Rent-A-Center	6,000 sf
442	Amigos Furniture	11,400 sf
504	Republic Finance	1,776 sf
506	Fred Loya Insurance	1,111 sf
506A	Fruit Bar	1,111 sf
507	Papa John's	1,400 sf
508	My Hanger	5,040 sf
516	TW Lone Peak Dental	3,838 sf
Pad	Taco Bell	2,423 sf
Pad	McDonald's	4,050 sf
	Well's Fargo ATM	137 sf

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