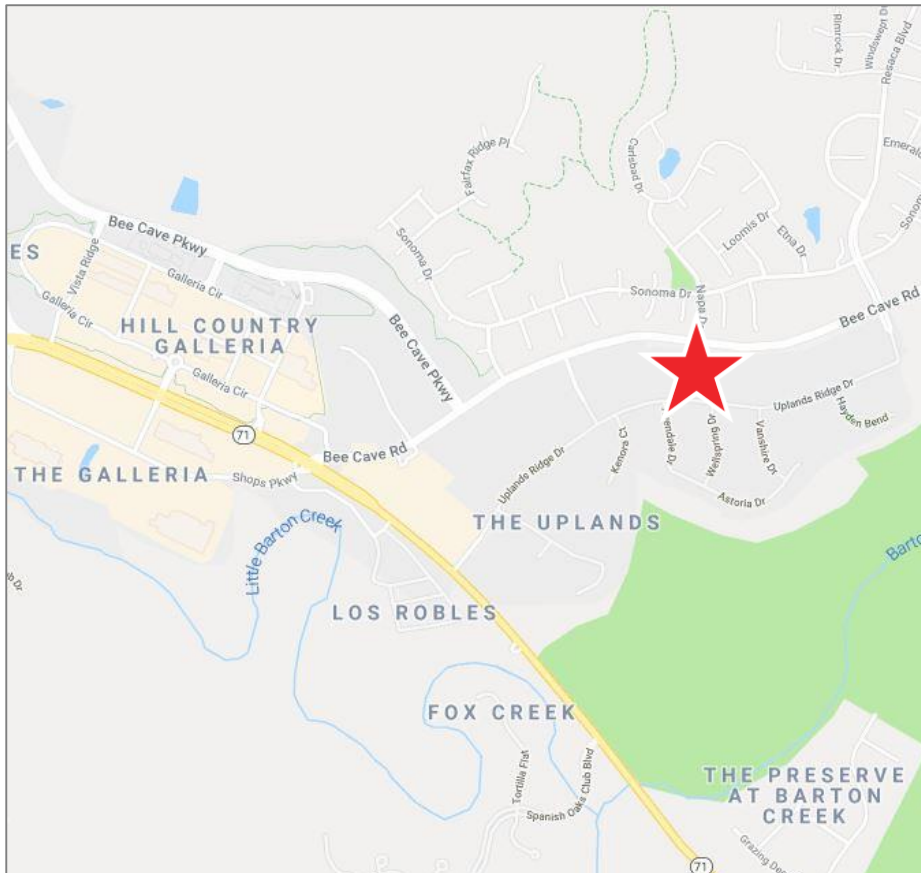


# Village Oaks

11905 Bee Caves Road | Austin, TX 78738

FOR LEASE

## 1,200 sf of End Cap Retail Space



This attractive shopping center is located in the heart of several high-end Austin neighborhoods. This center features convenient access to Bee Cave Road and Highway 71, and is less than two miles from the booming Hill Country Galleria and Bee Cave residential community.

***For leasing information, contact:***

**Mike Brown**

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## VILLAGE OAKS SHOPPING CENTER DEMOGRAPHICS

	1 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Total Population	3,520	56,379	298,255
Population Growth 2018-2023	8.64%	9.82%	10.42%
2018 Total Households	1,229	20,837	121,166
Household Growth 2018-2023	9.52%	9.93%	10.15%
Average Age	36.5	38.4	38.8
Median Household Income	\$171,956	\$134,110	\$111,670
Average Household Size	2.8	2.7	2.4
2018 Ave. Household Vehicles	2.0	2.0	2.0
Median Home Value	\$605,708	\$493,367	\$454,492
Median Year Built	2002	2001	1994

Source: CoStar

### LOCATION

## Village Oaks Shopping Center

11095 Bee Caves Road  
Austin, Texas 78738

### AVAILABILITY

## Suite 130 – 1,200 SF

End Cap Space

Formerly a barber shop, existing  
furniture & equipment available

### RENTAL RATE

**\$26.00 psf + NNN per year**

### TRAFFIC COUNTS

**30,439 Cars Per Day**



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