

# FOR LEASE



## 1904 Bagdad Road Leander | Texas | 78641

- Located in Leander approximately 1 block south of Crystal Falls Pkwy. on Bagdad Road in the same complex as the Great Wall Chinese Restaurant.
- 4,204 SF retail center.
- Suite 3: 1,039 SF.
  - Currently operating as a hair salon.
  - Rate: \$1,500.00 per month gross for the first year.
- Suite 4: 1,066 SF.
  - Formerly occupied by a tutoring center.
  - Rate: \$1,850.00 per month gross.

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Contact

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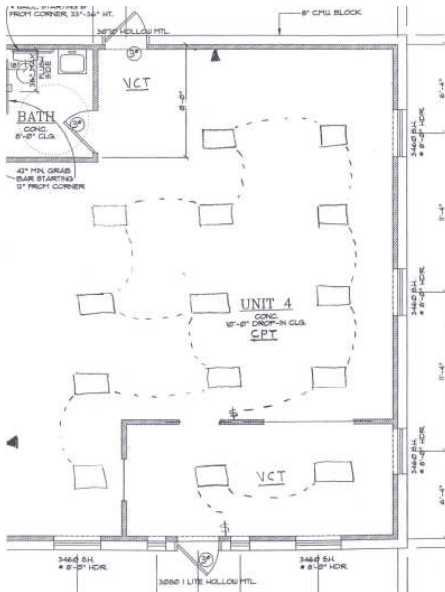
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## Suite 4



- Community Impact states that “The intersection of Crystal Falls Parkway and US HWY 183 has become one of Leander’s fastest growing corridors.”
- Other center businesses include: Great Wall Chinese restaurant, Edward Jones, Farmer’s Insurance, Physical Therapy, Springs of Grace Community Church, and Leander Taekwondo.

2008 Demographics	1 mile	3 miles	5 miles
Population Estimate	8,832	44,664	75,180
# of Households	2,953	14,801	25,155
Average Income	\$60,161.00	\$67,423.00	\$77,059.00
% of Population Growth	108.30%	96.09%	89.75%



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