

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 4: 1,066 SF.
- Suite occupied by a tutoring center, vacating June 30, 2009 (possibly sooner).
- Available July 1, 2009.
- Rate: \$1,850.00 per month gross.

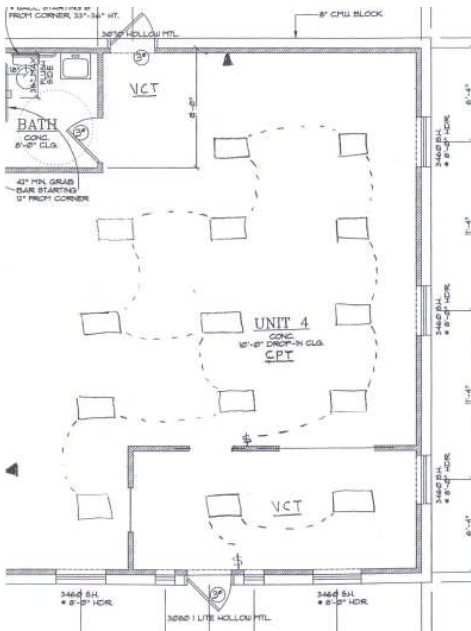


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Phone 512.255.3000 **www.DonQuick.com**

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

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- 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, Hair Salon, Springs of Grace Community Church, and Leander Taekwondo.

2007 Demographics	1 mile	3 miles	5 miles
Population Estimate	7,634	36,502	64,444
# of Households	2,499	11,869	21,280
Average Income	\$61,508.00	\$69,790.00	\$79,744.00
% of Population Growth	77.37%	63.43%	63.99%

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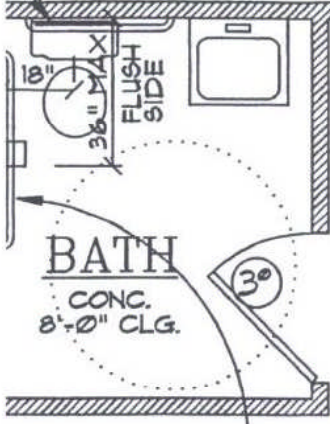


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* WALL, STARTING 8" FROM CORNER, 33"-36" HT.

8" CMU BLOCK

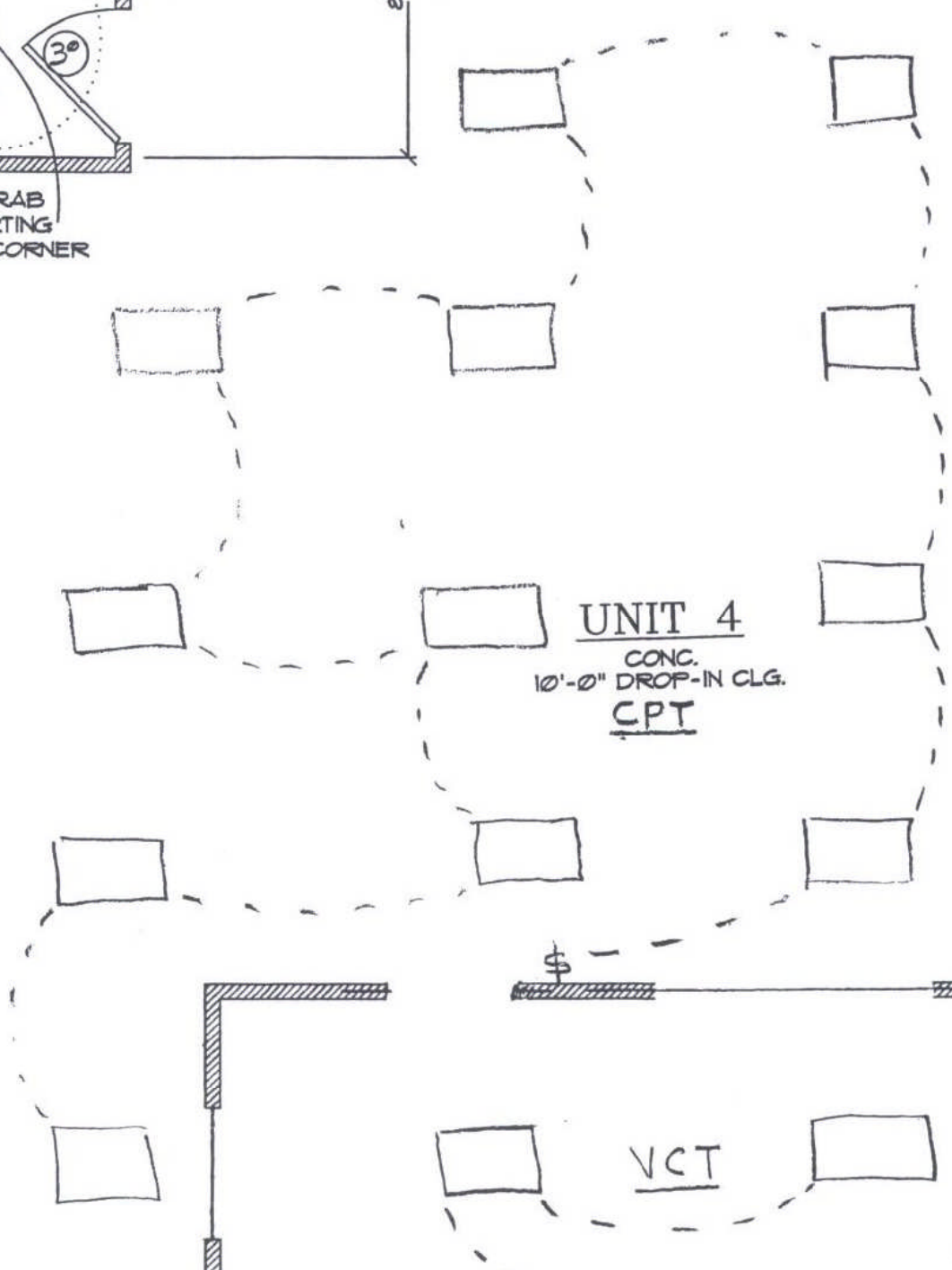
3070 HOLLOW MTL.



VCT

8'-0"

42" MIN. GRAB BAR STARTING 12" FROM CORNER



VCT

3460 S.H.
• 8'-0" HDR

6'-4"

3460 S.H.
• 8'-0" HDR

11'-4"

3460 S.H.
• 8'-0" HDR

11'-4"

6'-4"

3460 S.H.
• 8'-0" HDR

3080 LITE HOLLOW MTL.

3460 S.H.
• 8'-0" HDR

30°