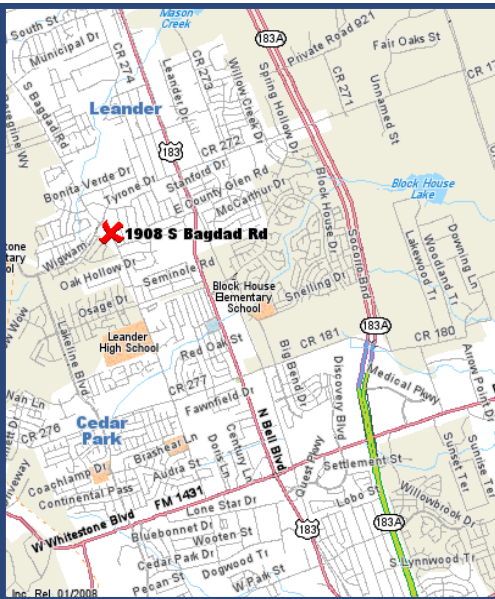


FOR LEASE



1908 Bagdad Road Leander | Texas | 78641

- Part of a 3 building synergistic retail center. Located 1 mile west of US 183 near the intersection of Bagdad Rd. and five-lane Crystal Falls Pkwy.
- 3,850 SF retail space available August 2010 or sooner.
- 1 dock high platform available at back of suite to accommodate potential industrial flex use.
- 3 large rooms, 1 office, 1 reception area, 1 waiting room, and 2 restrooms.
- Current tenants include local and national companies.
- Offering under the market area lease rate.
- Rate: \$12.00 PSF annual + NNN (approx. \$3.18 PSF).
Approximately \$4,870.25 per month.

**DON
QUICK**
& associates, inc.

1000 N. IH-35, Suite A | Round Rock | TX | 78681

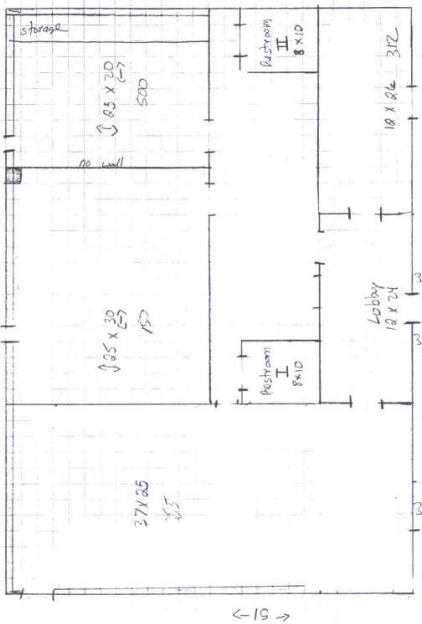
Phone 512.255.3000

www.DonQuick.com

Contact
Darren Quick, Realtor®
512.255.3000
Darren@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.

FOR LEASE



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

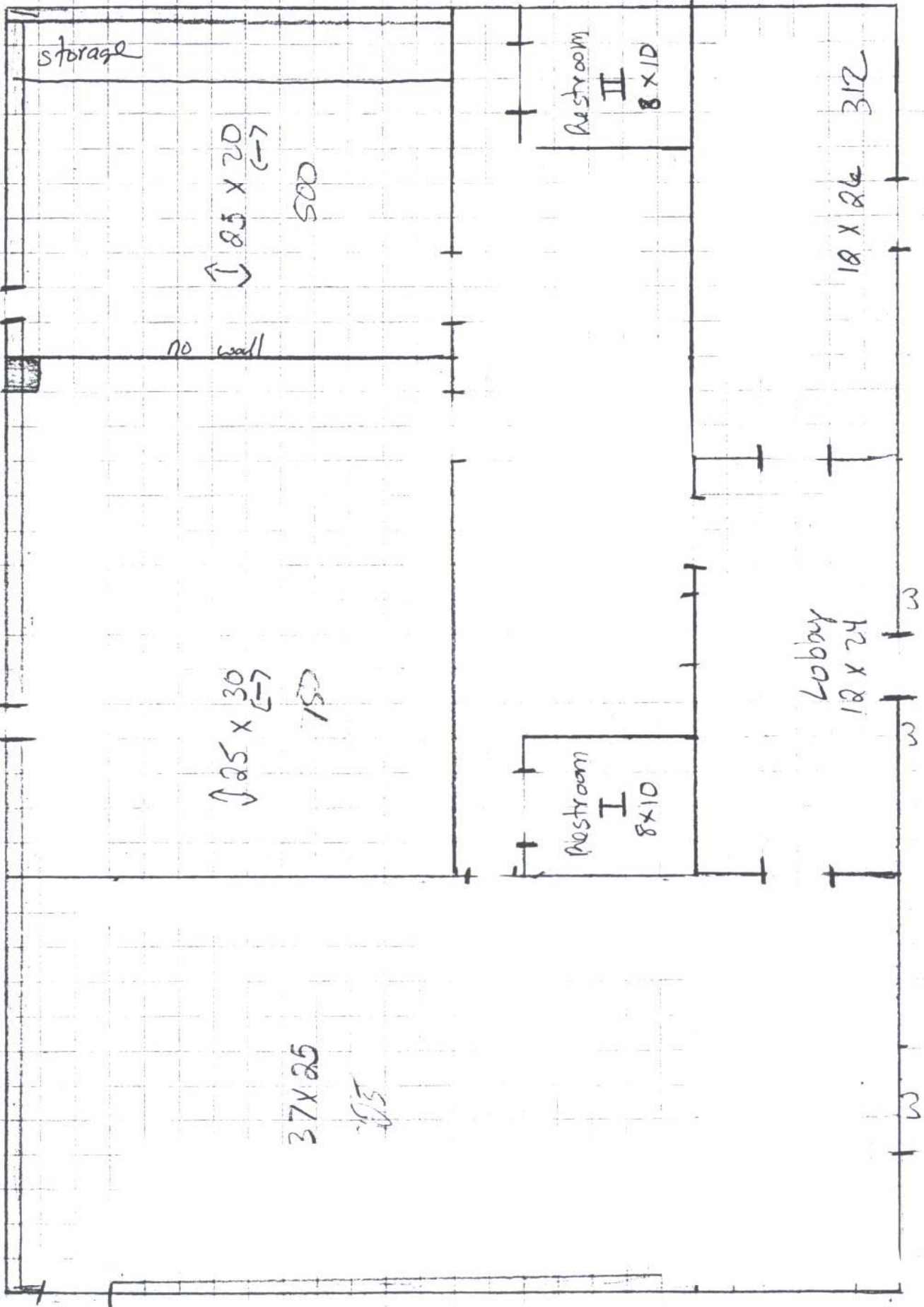
2009 Demographics	1 mile	3 miles	5 miles
Population Estimate	9,558	45,502	80,082
# of Households	3,248	15,325	27,408
Average Income	\$59,344	\$66,380	\$76,474
% of Population Growth	113.63%	103.57%	96.41%



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Storage

85 x 20
↕ ↔

500

no wall

25 x 30
↕ ↔

150

37 x 25

500

Restroom II
8 x 10

Restroom I
8 x 10

18 x 24
312

Lobby
18 x 24

← S1 →