

FOUR POINTS SHOPPING CENTRE

7301 N FM 620 | AUSTIN, TX 78730

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FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

125,612 SF

Availability

1 Suite | 1,635 SF

Parking Spaces

616

Overview

- Anchored by a strong-performing HEB
- This HEB is the preferred grocery store of the affluent Lake Travis community with an average household income of \$178k
- Situated at the intersection of 2222 and 620, with an average 40,000 VPD
- Located 1.5 miles east of Lake Travis

Tenant Mix



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Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	474	1,442	242	\$155,190	\$94,593
3 MILES	21,316	22,765	8,996	\$184,843	\$124,534
5 MILES	108,999	104,085	41,197	\$169,026	\$133,306



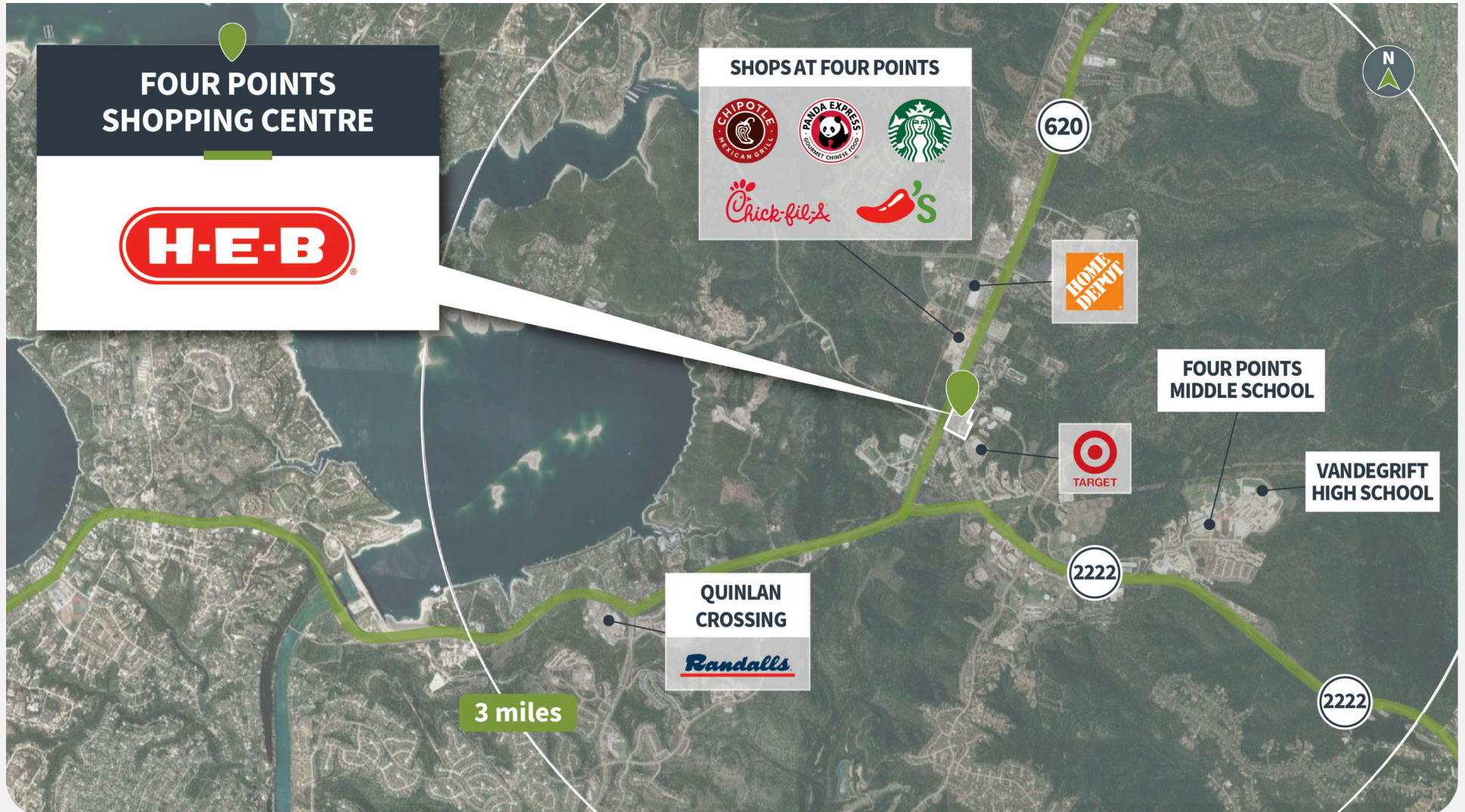
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Market Aerial



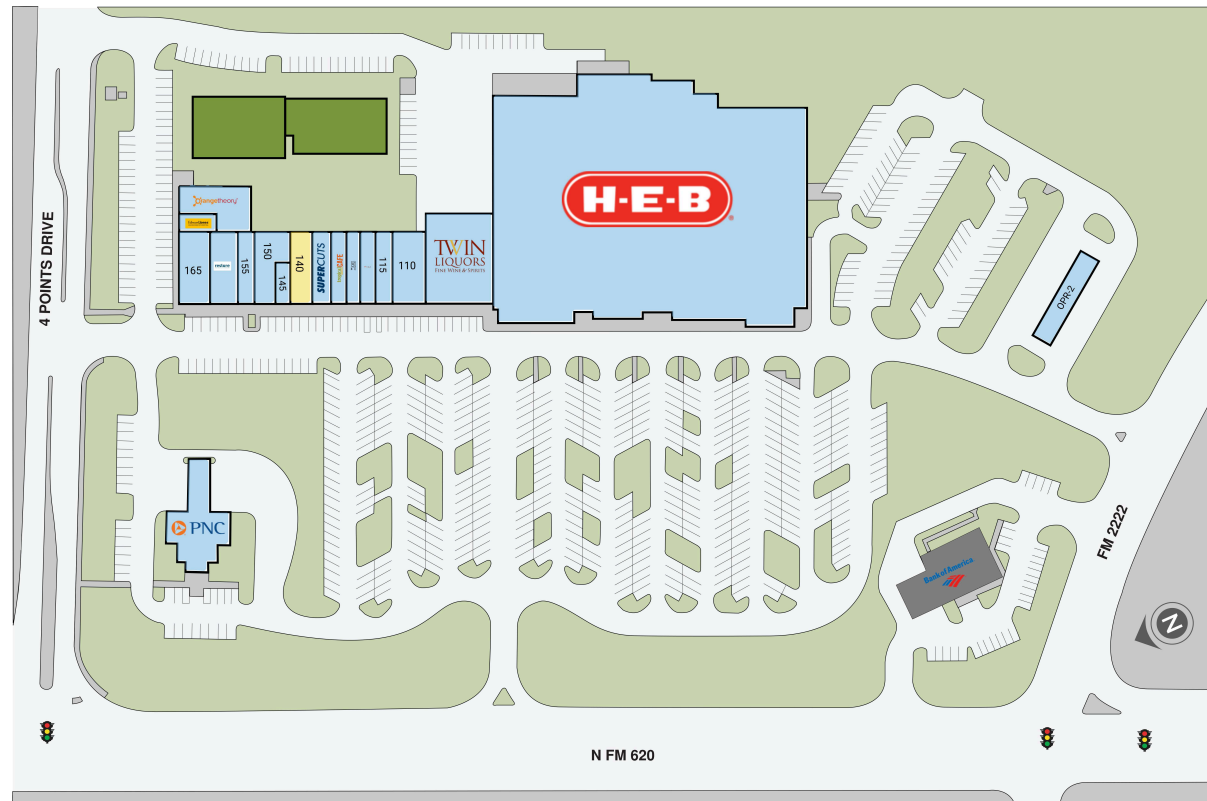
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Site Plan



Suite	Tenant	GLA (SF)
140	AVAILABLE	1,635
100	H-E-B	89,650
105	TWIN LIQUORS	6,660
OPR-1	PNC BANK	4,126
175	ORANGETHEORY FITNESS	2,922
OPR-2	HEB FUEL STATION	2,640
110	TOMLINSON'S FEED & PETS INC.	2,502
150	FOUR POINTS DENTAL	2,010
165	WESTLAKE EYECARE PLLC	1,977
160	RESTORE HYPER WELLNESS THERAPY	1,860
115	STRETCH ZONE	1,600
130	TROPICAL SMOOTHIE CAFE	1,575
125	THE JOINT CHIROPRACTIC	1,260
120	MATHNASIUM	1,235
155	THE UPS STORE	1,225
135	SUPERCUTS	1,200
145	STATE FARM INSURANCE	825
170	EDWARD D JONES	710

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