

FOUR POINTS SHOPPING CENTRE

7301 N FM 620 | AUSTIN, TX 78730



Property Details

Owned GLA

125,612 SF

Availability

1 Suite | 1,235 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: Creditintell, 2024. View more demographics [here](#)

| | 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 |

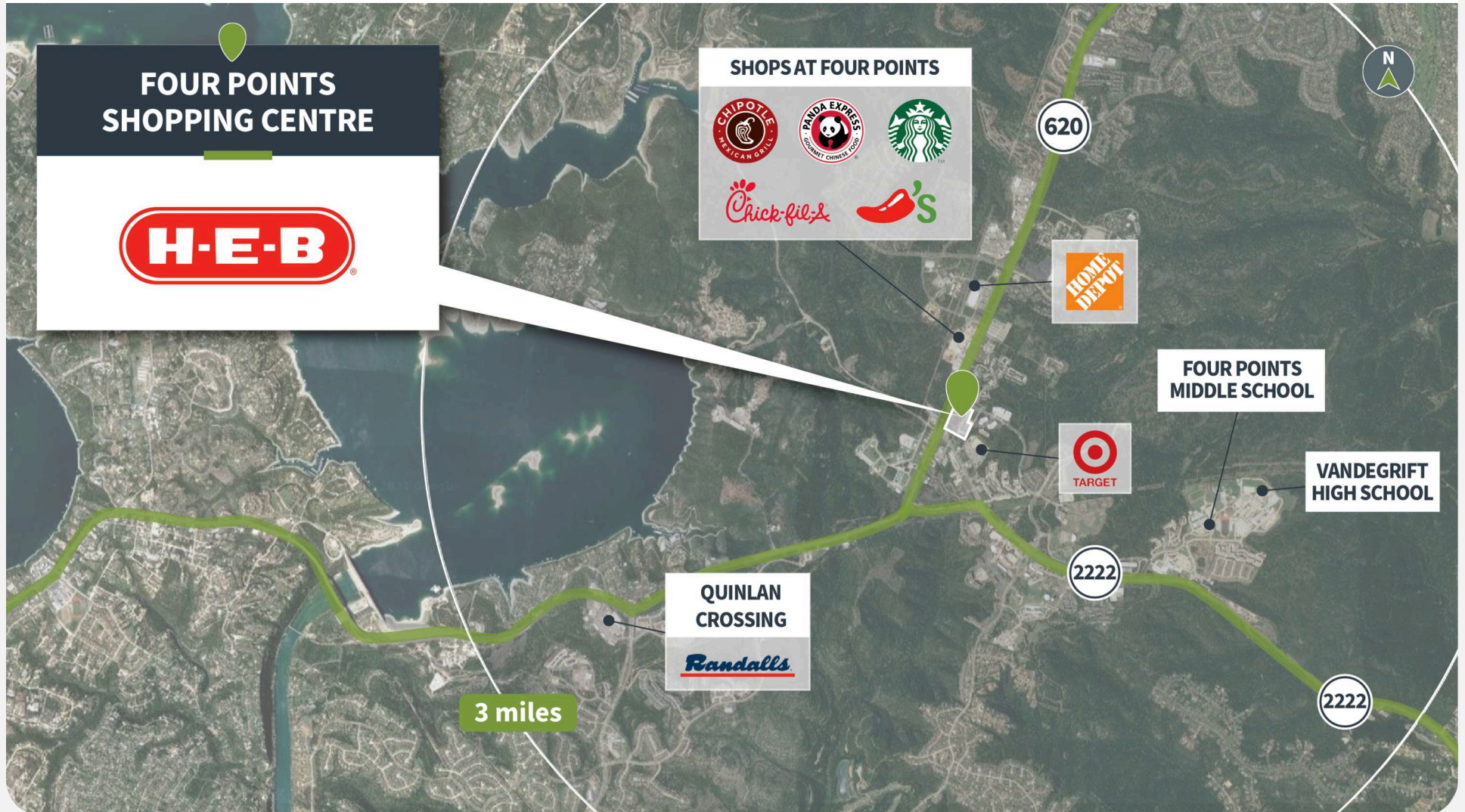


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Competition Aerial

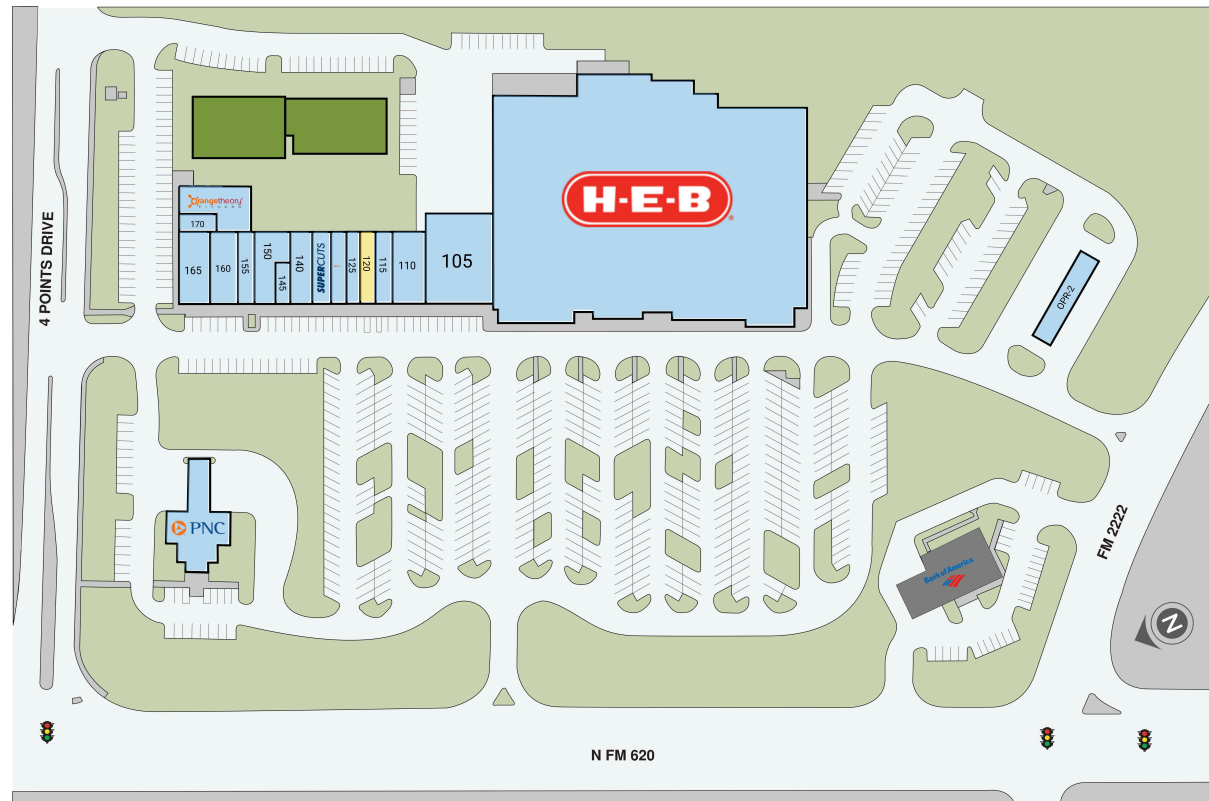


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Site Plan



| Suite | Tenant | GLA (SF) |
|------------|--------------------------------|--------------|
| 120 | AVAILABLE | 1,235 |
| 100 | H-E-B | 89,650 |
| 105 | TWIN LIQUORS | 6,660 |
| OPR-1 | PNC BANK | 4,126 |
| 175 | ORANGE THEORY 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 |
| 140 | AUSTIN'S PIZZA | 1,635 |
| 115 | STRETCH ZONE | 1,600 |
| 130 | TROPICAL SMOOTHIE CAFE | 1,575 |
| 125 | THE JOINT CHIROPRACTIC | 1,260 |
| 155 | THE UPS STORE | 1,225 |
| 135 | SUPERCUTS | 1,200 |
| 145 | STATE FARM INSURANCE | 825 |
| 170 | EDWARD D JONES | 710 |

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