

Trails at 620

8300 N Ranch to Market 620 | Austin, TX 78726

GLA SF
69,037

Available SF
1,019 - 5,300

Number of Spaces
11



Top Location
in High Performing Austin



Great Demographics
with High Household Income



High Traffic Counts
Along Entry



Visitor Metrics

Sourced by Advan

Annual Visits

2.3 M

Visitor Frequency
Number of monthly visits per individual customer

14

Mobile Trade Area Density

Powered by Advan

571,950
Daytime Population

204,990
Households

502,170
Population

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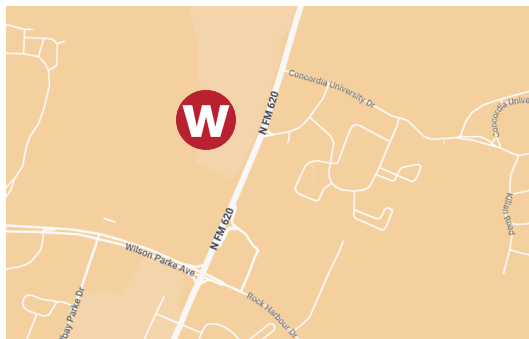
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Suite	Tenant	GLA SF
A103	Available	3,000
A200	Angel Donuts and Treats	1,500
A300	Mattress Firm	3,500
D100	Freebirds World Burrito	3,200
D300	Plum Natural Nail & Skin Spa	1,751
D400	Big Frog T-Shirts	1,500
D500	Hilderbrand Jewelers	2,000
D600	Available	1,800
D700	Manu Royal Touch	1,200
G100	Trails Dental Group & Orthodontics	3,024
G200	Sport Clips	1,680
G300	Black Rock Coffee	1,800
K100	Available	2,490
K150	Available	1,019
K200	Bellissima Italian Kitchen	3,272
K250	Available	1,404
K300	European Wax	1,527
K400	AT&T	1,784
L100	Action Behavior Centers LLC	5,726
L500	Available	2,218
L800	Green Mango	3,500
M100	Available	5,300
M300	Total Pro Flooring	5,000
N100	Available	1,284
N200	Kale Me Crazy	1,400
N300	Available	1,032
N500	Available	2,442
N700	Available	1,461
N800	Boulder Canyon Dentistry	2,223



Available Future Availability Leased NAP (not a part)

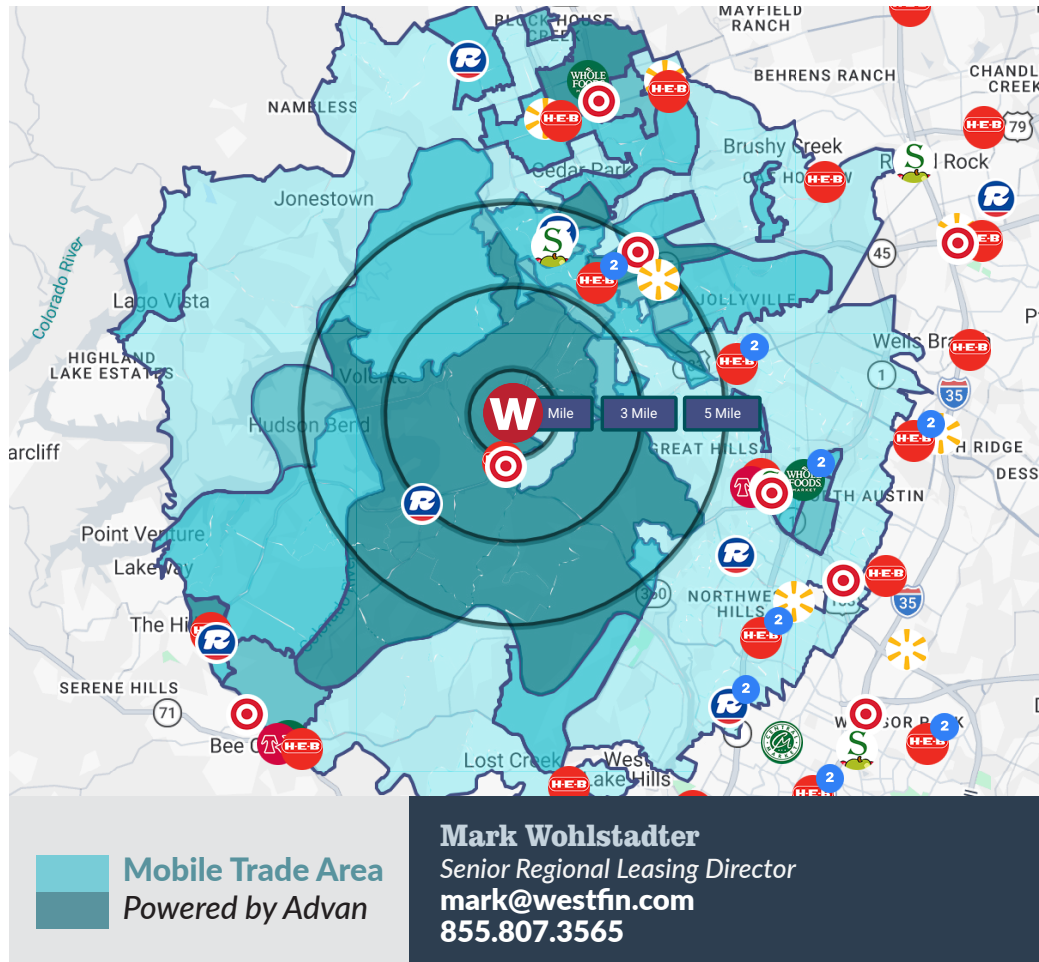


Traffic Count (VPD)

N FM 620	36,550
Wilson Parke Ave	5,780

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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	502.17K	2.65K	32.70K	122.03K
Total Daytime Population	571.95K	1.50K	27.22K	124.76K
Average Household Income	\$178.9K	\$122.9K	\$213.6K	\$184.6K
Total Households	204.99K	1.33K	12.83K	49.49K
Average Home Value	\$705.4K	\$484K	\$871.9K	\$718.7K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan