

NORTH PARK SHOPPING CENTER

9616 N. LAMAR, AUSTIN, TX | NW CORNER OF NORTH LAMAR AND RUTLAND

LEASE RATE:

\$14.00 - \$18.00 NNN*
(PSF/YR)

*NNNs = \$4.68

(Estimate provided by Landlord and subject to change)

AVAILABLE SPACES

4,416 SF - 8,050 SF

(2ND GEN. MEDICAL & DENTAL SPACE AVAILABLE)

CALL TODAY FOR MORE LEASING INFORMATION



PROPERTY HIGHLIGHTS

- Great location at the Northwest corner of North Lamar and Rutland.
- Total center size 115,747 SF
- Estimated grocery sales for H-E-B \$53,300,000 annually
*Source: Nielsen TDLinx



TRAFFIC COUNTS

N Lamar Blvd: 32,854 VPD ('04)

Rutland Dr: 13,827 VPD ('10)

AREA RETAILERS



DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile
Est. Population	26,480	120,082	259,554
No. of Households	12,398	56,773	124,519
Avg. Household Income	\$45,261	\$49,122	\$60,939

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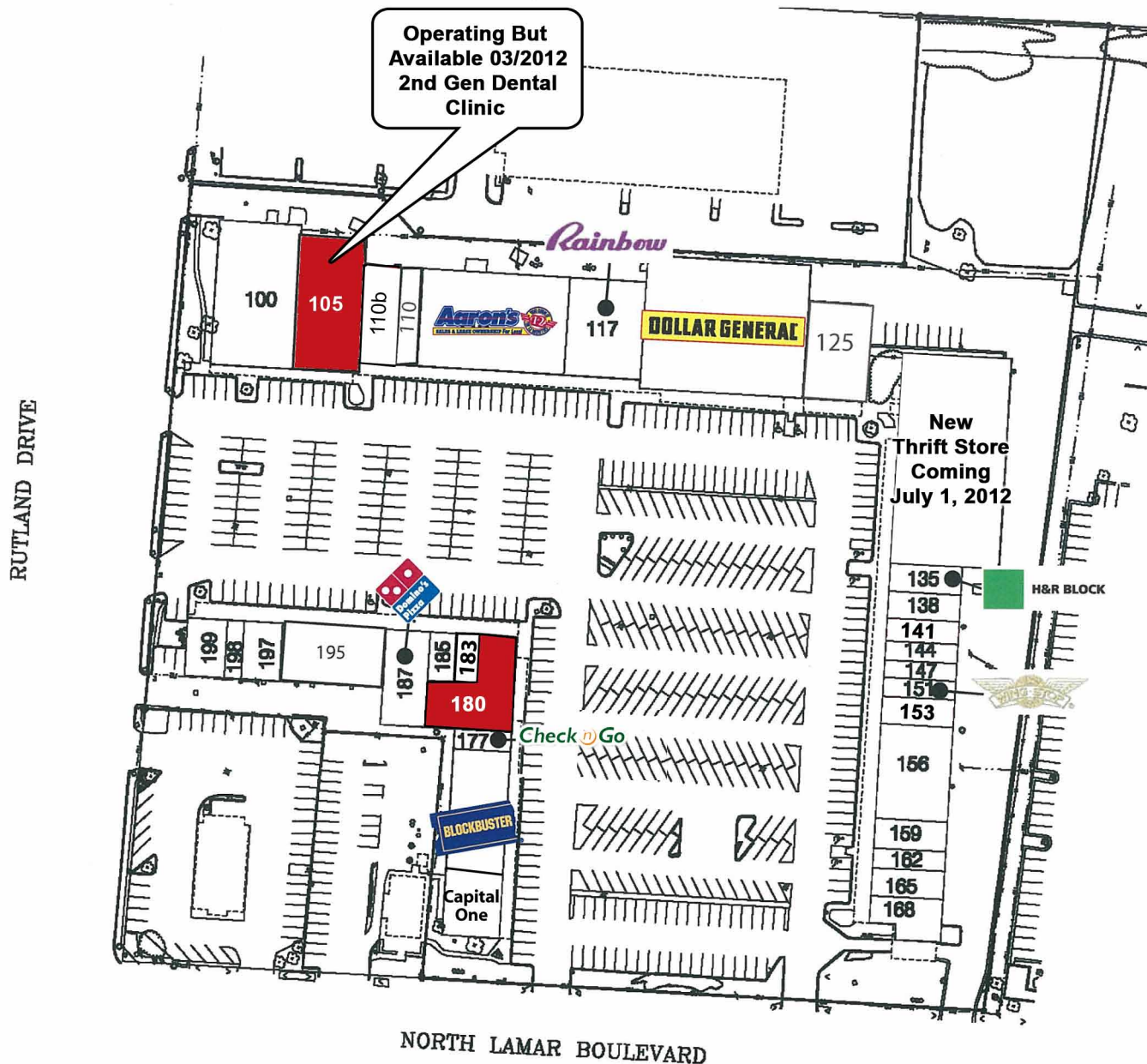
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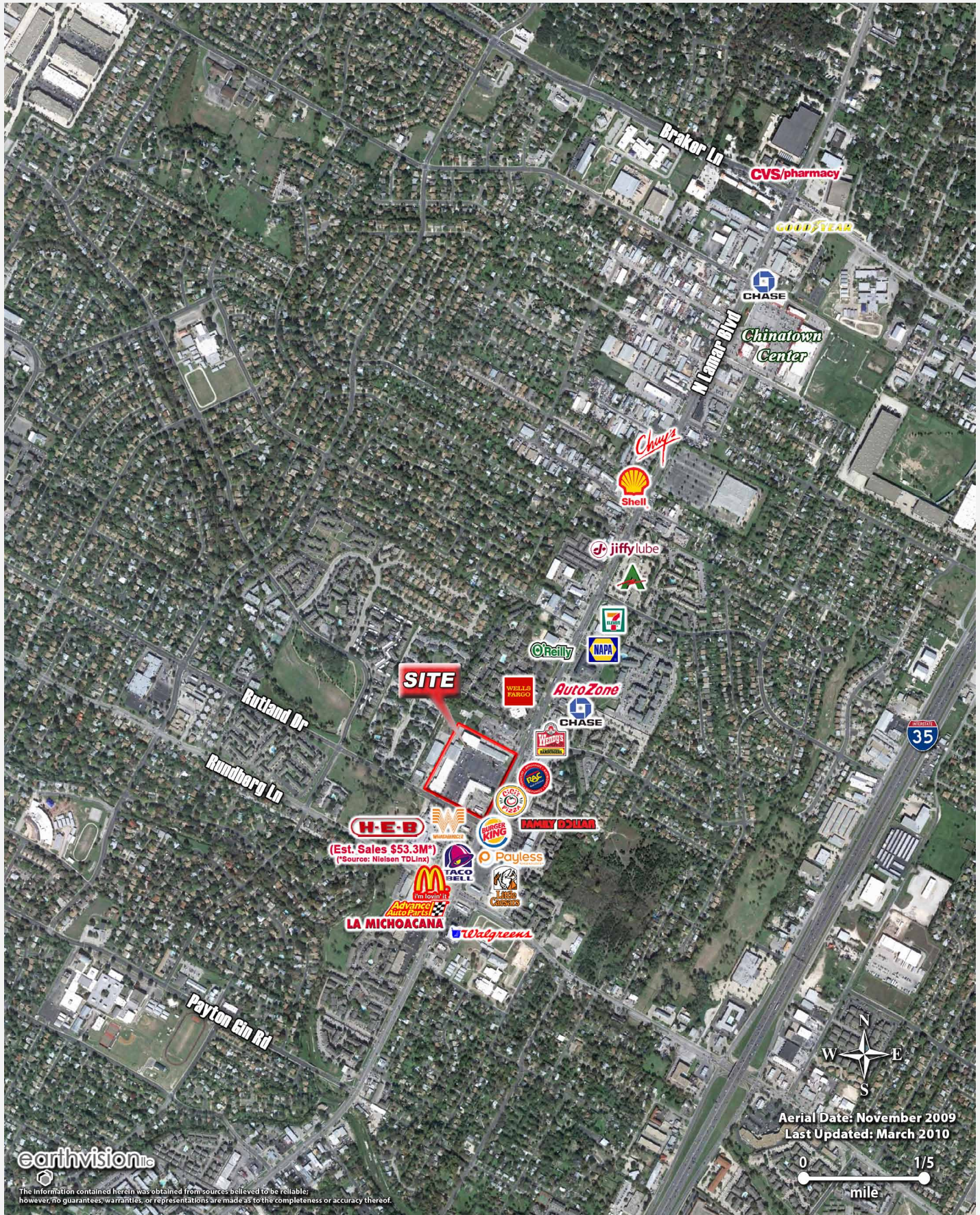
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STE	TENANT	SF	STE	TENANT	SF
100	Cash America Pawn	7,906	159	Clear Vision	2,000
105	All Smiles - AVAILABLE 03/2012	8,050	162	John Yi, DDS	960
110	Cricket Wireless	1,200	165	Andy's Liquors	1,380
115	Aaron Rents #C0117	9,600	168	Teriyaki Express	1,500
117	Rainbow Apparel	6,003	174	Blockbuster #48045	7,118
120	Dollar General	14,960	177	Check N Go	1,056
125	World Foods & Halal Market	4,000	180	AVAILABLE - 2nd Gen Medical	4,416
130	New Thrift Store Coming July 2012	20,824	183	Inocante	1,128
135	H&R Block	1,510	185	Bob's Barber Shop	792
138	Lucky Bakery	1,200	187	Domino's Pizza	2,464
141	Cuban Deli	1,440	195	Taquerias Arandinas	3,840
144	Arezo Hair Salon	960	197	K&L Mart	1,536
147	Frutas Locas	1,080	198	Direct General Insurance	1,344
151	Wingstop	1,320	199	The Money Box #2	1,200
153	TitleMax	1,680	110b	Indian Specialties	1,072
156	Pho Cali.	3,280			

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solutions

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

