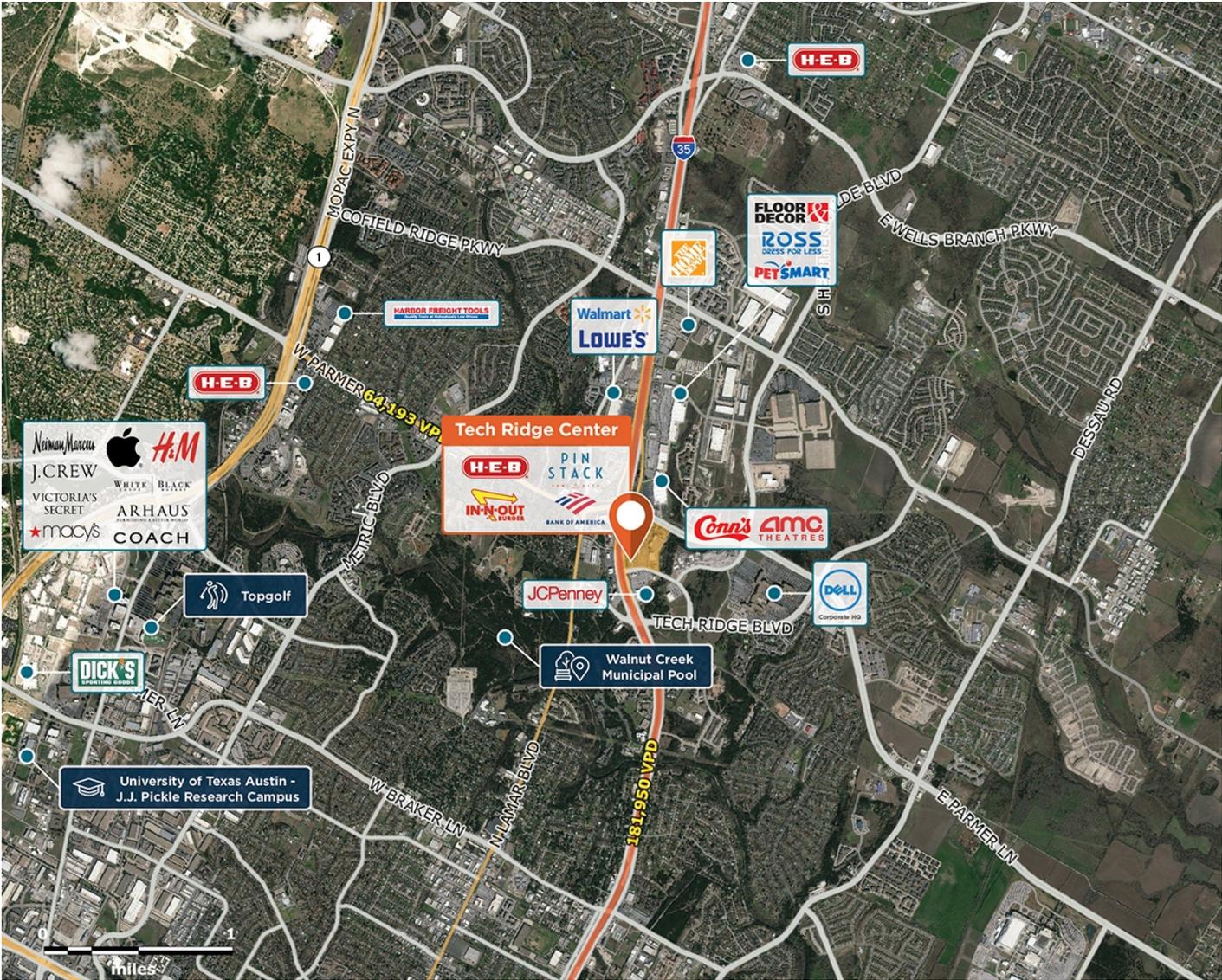


# Tech Ridge Center

📍 500 Canyon Ridge Drive, Austin, TX 78753



At the intersection of two main Austin thoroughfares including I-35, with a dense population.

**Center Size: 240,013**  
**Spaces Available: 1**

**Within 3 Miles**

Population	141,286
Avg. Household Income	106,529
Avg. Home Value	\$513,660
Annual Visits	4,208,811
Vehicles Per Day	181,950

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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**Center Size: 240,013**



SPACE	TENANT	SF
702	AVAILABLE (Salon)	1,400
500	AVAILABLE SOON (Medical Space)	6,441
100	H.E.B.	110,567
204	RESULTS PHYSIOTHERAPY	3,043
206	TOTAL MEN'S PRIMARY CARE	2,600
208	BAYLOR SCOTT & WHITE - AUSTIN	15,280
210	PINSTACK	49,350
300	CASTLE DENTAL	3,000
302	MADDOX CHIROPRACTIC CLINIC	1,030
306	CRESTVIEW VETERINARY HOSPITAL	3,951
400	SCHLOTZSKY'S DELI	5,246
600	IN-N-OUT BURGERS	4,000
700	MOD SUPER FAST PIZZA	2,412
704	SUBWAY	1,400
706	TWIN LIQUORS	3,930
710	GREAT NAILS	1,370
712	CARENOW (RELOCATION)	2,650
800	BANK OF AMERICA	4,700
900	PANDA EXPRESS	1,912
902	FENG CHA	1,175
904	THEORY HAIR SALON	1,334
908	WONDER	4,092
910	TECH RIDGE VISION	2,696
912	TROPICAL SMOOTHIE CAFE	1,300
914	TOTAL BY VERIZON	1,131
916	ONE TACO	1,650
B100	TOMLINSON'S PET SUPPLY	2,353

1 of 1

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