



NORTHCROSS SHOPPING CENTER

2525 W ANDERSON LANE, AUSTIN, TX 78757

Features

- Walmart anchored center with excellent visibility & access
- Located in the heart of Central Austin at the prestigious Burnet Rd and Anderson Ln intersection
- Strong demographics in a premier trade area of Austin
- Excellent national co-tenancy at the intersection
- Strong daytime population and area restaurant sales

FOR LEASE

MIN CONTIGUOUS SF: 1,100
MAX CONTIGUOUS SF: 3,500
CONTACT FOR MORE INFORMATION

Traffic Counts

Anderson Lane	21,125 VPD
Burnet Road	32,209 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	14,128	141,878	334,620
Daytime Populatoin	18,220	169,721	405,022
Avg HH Income	\$109,781	\$102,201	\$105,997
Total Households	7,222	61,284	144,801

Area Retailers & Businesses



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Available Space

OM125	1,183 sf
OM320	3,115 sf
OM340	2,116 sf
OM350	2,500 sf
O130	3,753 sf *
O132	4,000 sf
O145	2,924 sf
O288	1,620 sf
O295	1,596 sf
O290	1,525 sf
O325	1,646 sf

* 2nd gen restaurant

Current Tenants

BLDG2	Walgreens	14,550 sf
OM100	Gamestop	1,525 sf
OM140	uBreakIFix	899 sf
OM150	America's Best Contacts & Eyeglasses	3,191 sf
OM175	Dos Batos	2,305 sf
OM200	Pita Fusion	2,002 sf
OM300	Tarka Indian Kitchen	3,081 sf
O100	Anytime Fitness	3,500 sf
O110	China Family Restaurant	2,200 sf
O120	Hanabi Japanese Cuisine	2,035 sf
O125	Army Marine Office	1,488 sf
O135	Hi Wings	2,323 sf
O136	H&R Block	1,839 sf
O138	School of Rock	2,657 sf
O140	First Watch	3,600 sf
O200	Guitar Center	18,000 sf
O260	T-Mobile	1,930 sf
O265	Louisiana Crab Shack	2,819 sf
O270	Which Wich	1,564 sf
O275	GNC	1,500 sf
O280	Phonatic Restaurant	3,190 sf
O285	Tea Haus	1,500 sf
O300	Legend Dental	3,125 sf
O365	Norris Conference Center	20,989 sf
O400	Chaparral Ice Rink	28,916 sf
O530	Go Dance	8,664 sf
O610	Gallery of Salons	16,391 sf
4554	Walmart	98,800 sf



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weitzman[®]





Northcross

- Norris
- Walmart
- GameStop
- GO DANCE
- hivings
- PhoNatic
- SCHOOL ROCK
- AMERICA'S BEST
- CHAPARRAL
- GO DANCE
- First Watch
- DEBATES
- GNC
- DENTAL
- TUBERAK
- PURE

The Village HIGH 5

- Madam's
- Joseph Mize

West Anderson Plaza

- Sun & Ski
- Terra Toys
- hopdoddy
- PRECISION CAMERA & VIDEO
- BARTLETT'S
- Jason's deli

Centennial Shopping Center

- Tacodeli
- TUMBLE 22
- dogtopia

300 MF-units
120k SF office (2026)

40 +/- MF-units U/C

Saint George
316 MF-units U/C
160k SF office U/C

Lenox/Burnet
314 MF-units U/C
\$105 psf land

Marq on Burnet
345 MF-units

AVE Austin N Lamar
226 MF-units

Crestview Commons
353 MF-units

Midtown Commons
562 MF-units

0 0.25 0.5 Miles

INFORMATION ABOUT BROKERAGE SERVICES

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
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LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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