

# Southpark Meadows

9600 S I-35 Frontage Rd, Austin, TX 78748



Southpark Meadows is on Austin's primary North-South thoroughfare enabling unparalleled access to one of the nation's more robust trade area. The property has an open-air theater called "The Grove" and the best in local food and ample parking. The center is anchored by Walmart, Super Target, Petsmart, Ulta Beauty, Old Navy, Party City, Marshalls, Hobby Lobby, Ross, Best Buy Office Max, Jo-Ann and Dollar Tree.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	113,465	223,433	556,830
AVERAGE HH INCOME (\$)	86,055	90,397	105,381

## LEASING

**Pat Kelly**  
**877-244-8532**

**Brent Fabbri**  
**877-244-8532**

### Highlighted Availability

93_1000	2,500 SF
96I_650	2,000 SF
93A_500	1,288 SF
93A_200	1,212 SF



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93A_100	T-MOBILE #TXAU006435	3,000 SF	96A	Pluckers Wing Bar	8,200 SF
<b>93A_200</b>	<b>Available</b>	<b>1,212 SF</b>	96B_100	The Soccer Corner	3,450 SF
93A_300	Phenix Salon Suites	5,300 SF	96B_200	Orange Leaf	1,851 SF
<b>93A_500</b>	<b>Available</b>	<b>1,288 SF</b>	96B_300	Teapioca	2,047 SF
93A_700	Mattress Firm	5,600 SF	96C_100	Another Broken Egg Cafe	3,000 SF
93B	Walmart	205,736 SF	96C_200	MOD Pizza	2,888 SF
93C_100	Eyemart Express	2,800 SF	96C_400	Amy's Ice Cream	1,120 SF
93C_300	GNC	1,772 SF	96C_500	European Wax Center	1,200 SF
93C_500	Subway	1,500 SF	96C_600	Haiku	3,720 SF
93C_600	Palm Beach Tan	2,100 SF	96D_100	Waterloo Ice House	4,000 SF
93C_700	GameStop	1,200 SF	96D_200	Massage Heights Body & Face	2,700 SF
93C_800	Madalynne's Nails	1,200 SF	96D_300	Crawfish ATX	3,962 SF
93C_900	Supercuts	1,200 SF	96D_500	Jason's Deli	4,700 SF
93D	PetSmart	22,303 SF	96E_100	Party City	15,000 SF
93G_100	Starbucks	1,700 SF	96E_200	Old Navy	12,500 SF
93G_150	The Good Feet Store	1,450 SF	96F	Marshalls	28,059 SF
93G_200	uBreakiFix	1,200 SF	96G_100	Bath & Body Works	3,000 SF
93G_300	Jack In The Box	2,499 SF	96G_200	Daiso	7,178 SF
<b>93_1000</b>	<b>Available</b>	<b>2,500 SF</b>	96G_300	PINK by Victoria's Secret	4,500 SF
95A	Rooms to Go	30,250 SF	96G_400	Precision Camera	5,000 SF
95A_2	Rooms to Go	13,940 SF	96I_100	School of Rock	3,200 SF
95B	Johnny Carino's	5,766 SF	96I_400	Lane Bryant	4,000 SF
95B_500	Gabriela's	6,236 SF	96I_500	Torrid	4,000 SF
95C	Gen Korean BBQ	4,400 SF	96I_550	Carter's	4,011 SF
95E_100	Simplicity Laser	1,760 SF	96I_600	Spectrum	3,839 SF
95E_200	Olde Soul Barbershop	1,355 SF	<b>96I_650</b>	<b>Available</b>	<b>2,000 SF</b>
95E_300	Studio Nails	2,000 SF	96I_700	Tandy Leather	2,000 SF
95E_450	River Rock Dental	3,344 SF	96L	Hobby Lobby	61,095 SF
95E_500	Double Dave's Pizzaworks	2,600 SF	96M	Ross	30,187 SF
95F	Dave & Busters	22,988 SF	96N_100	Rack Room Shoes	6,500 SF
95H	JC Penney	98,132 SF	96N_200	Five Below	9,226 SF
95I_100	ULTA Beauty	10,010 SF	96N_300	Five Below	1,466 SF
95I_200	Shoe Carnival	10,000 SF	96N_400	Five Below	3,822 SF
95J_100	America's Best	4,247 SF	96O	HomeGoods	25,000 SF
95J_200	Scrubs Boutique and More	2,360 SF	96P_100	Sally Beauty	1,600 SF
95J_300	Dollar Tree	5,000 SF	96P_200	Crumbl	1,440 SF
95J_400	Dollar Tree	7,500 SF	96P_300	Leslie's Swimming Pool Supplies	4,840 SF
95K	Jo-Ann Fabrics	35,000 SF	96P_600	Painting with a Twist	2,600 SF
95L_100	Little Woodrow's	3,534 SF	96Q_001	Best Buy	33,925 SF
95L_200	Brooklyn Pie Co.	1,466 SF	96R	Barnes & Noble	20,004 SF
95L_300	Escape Nail & Spa	1,300 SF	96S_100	Sport Clips	1,360 SF
95L_400	Amazing Lash Studio	1,280 SF	96S_125	Linda Cabinet & Countertop	1,161 SF
95L_500	Massage Envy	3,200 SF	96S_140	Nothing Bundt Cakes	1,641 SF
95L_550	FedEx	1,800 SF	96S_150	James Avery Jewelry	2,026 SF
95L_600	Jersey Mike's	1,508 SF	96S_200	Verizon Wireless	3,500 SF
95L_650	Smoothie King	1,159 SF	96S_225	VisionWorks	3,500 SF
95L_700	H&R Block	2,000 SF	96S_275	Meadows Dental Care	3,200 SF
95L_725	The Joint	1,208 SF	96S_300	Men's Wearhouse	6,000 SF
95L_750	Any Lab Test Now	1,200 SF	96S_325	Wingstop	1,599 SF
95L_800	Orangetheory Fitness	2,691 SF	96S_350	Chipotle Mexican Grill	2,500 SF
95L_850	Pho Thai Son Restaurant	2,500 SF	161_N	Wells Fargo	N/A