

SHOPS AT FOREST COMMONS

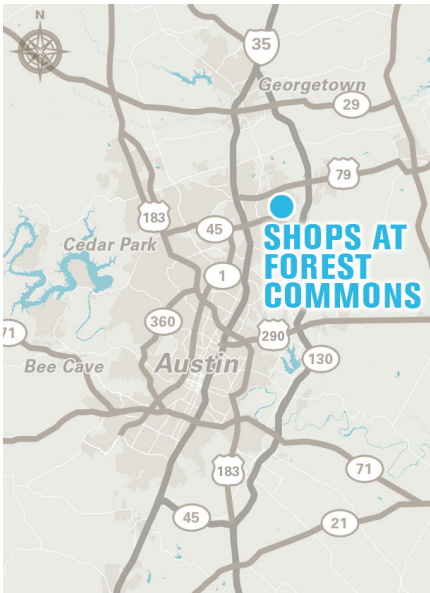
3720 Gattis School Road | Round Rock, TX 78664



Shops at Forest Commons

MSA: Austin, TX | GLA: 34,725

Grocery-anchored neighborhood center is affluent Austin suburb of Round Rock, TX. High-traffic shopping destination in one of the fastest growing residential markets in the country. Surrounded by new residential construction by affluent white-collar professionals. Shops at Forest Commons is anchored by H-E-B and Petco.



3 MILE DEMOGRAPHICS



POPULATION

95,822



% POP. GROWTH
(ANNUAL)

2.51%



AVG. HH INCOME

\$107,365



MED. HH INCOME

\$90,627



HOUSEHOLDS

32,334



BACH. DEGREE+

42.24%

**2020 Demographic Source (PopStats)*

LEASING CONTACT - Karly Kilroy - kkilroy@kiterealty.com - 214.451.2551

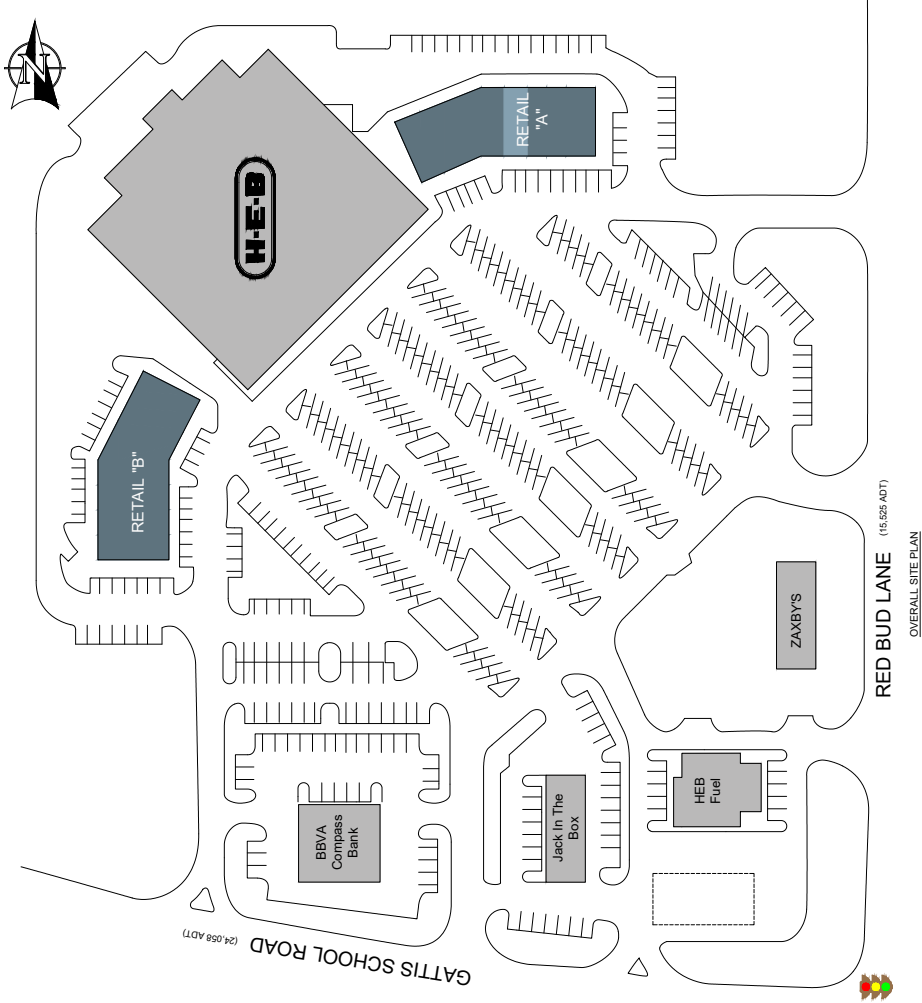


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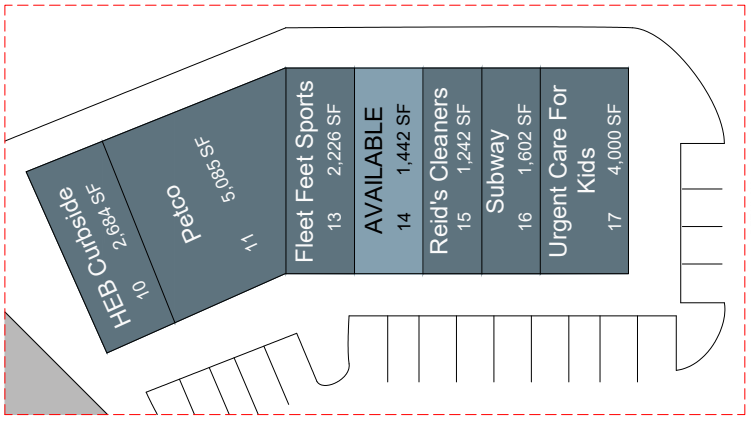
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SHOPS AT FOREST COMMONS

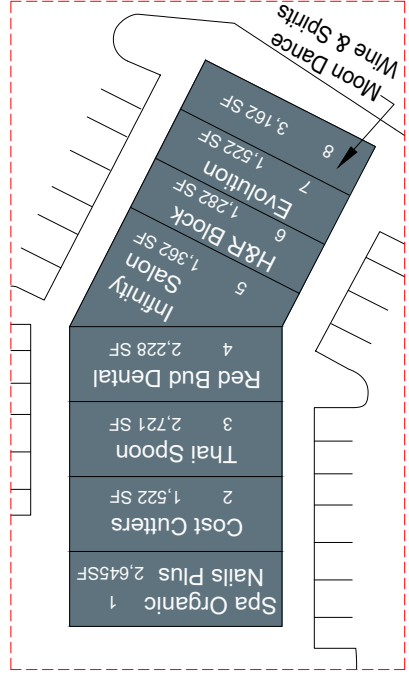
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OVERALL SITE PLAN
SCALE: 1" = 40'
(15,325 ADT)



RETAIL 'A'
SCALE: 1" = 20'



RETAIL 'B'
SCALE: 1" = 20'



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