



ARGALI
COMMERCIAL REAL ESTATE SERVICES

OAK HILL CENTRE
6705 US-290 AUSTIN, TX 78735



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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TENANTS

AVAILABLE SITES

TRAFFIC COUNTS

RATE \$

Alloy Fitness
Oak Hill Lounge
O'Reilly Automotive
Dogtopia
Young Chef's
Academy
Graze Craze
Juiceland

Via 313
Sweet Treats
D'zire Nails
Hertz
Nepala LLC
Pho Wok
Chingos and Gringos
Sage Blossom Massage

SUITE 103 - 1562 SF
SUITE C-2 - 2158 SF

W HWY 71
26,406 VPD
US HWY 290
48,562 VPD

PLEASE CALL FOR
PRICING

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PROJECT SCOPE

Well-positioned retail center located at the heavily trafficked intersection of US Hwy 290 and W Hwy 71 in the heart of Austin's Oak Hill community. The center is surrounded by major national retailers and service providers including H-E-B, Walgreens, Lowe's, and Sunset Valley Village. Oak Hill Centre offers strong visibility and access, drawing steady traffic from both commuter and local residential populations. Anchored by established tenants like Via 313, Hertz, and Oak Hill Lounge, the property caters to a diverse and growing customer base.

PROPERTY DETAILS

AVAILABILITY	2,180-1500 SF
GROSS LEASABLE LAND	43,324 SF
TRIPLE NETS	\$12.24 PSF



DEMOGRAPHICS	WITHIN 3 MI	WITHIN 5 MI	WITHIN 10 MI
EST. POPULATION	68,858	149,420	645,178
AVG. HH INCOME	\$138,366	\$134,745	\$116,192
TOTAL HOUSING UNITS	27,459	59,124	258,489
DAYTIME POPULATION	10,111	108,593	359,889
MEDIAN HOME VALUE	\$113,991	\$108,837	\$85,945



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