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## Shops At Arbor Trails

4301 W. William Cannon Dr.  
Austin, TX 78749  
30.22137, -97.83956

County: Travis  
Total SF: 357,158

### Highlights

- The center resides in a major retail node for Southwest Austin, offering consumers options for grocery, health and wellness, educational services, along with several restaurant options
- Located on the heavily trafficked MoPac Expy and Williams Cannon Dr
- Center provides the community with tranquil ponds and surrounding hike and bike trails

### Demographics

	1 MILE	3 MILE	5 MILE
Daytime Population	10,742	79,177	147,016
Households	4,619	35,339	62,773
Median Household Income	99,368	97,931	90,466
Median Age	38	38	36
Percent College Educated	71.00	65.00	64.00

### Tenants Include



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Management, LLC

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# Shops At Arbor Trails

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**SHOPS AT ARBOR TRAILS**  
 Austin, TX

1	Costco Wholesale	153,000 SF	16	Pure Barre	1,568 SF	33	Jared The Galleria of Jewelry	6,100 SF
2	Whole Foods Market	39,830 SF	17	Rumble	2,800 SF	34	Clement's Paint	2,456 SF
3	Haverty's Furniture	36,000 SF	18	Austin Fine Floors	2,204 SF	35	iCode	2,606 SF
4	Marshall's	20,000 SF	19	Innovative Eye Care	650 SF	36	Wells Fargo	5,000 SF
5	Healthy Pet Supply	2,880 SF	20	Velocity Music Academy	1,730 SF	37	Cheddar's Scratch Kitchen	7,918 SF
6	Total Men's Primary Care	1,520 SF	21	TLC Weight Loss Clinic	1,231 SF	38	Ascension Seton	7,500 SF
7	Fastframe	1,894 SF	22	Jack Fan DDS	2,483 SF	39	Pure Smiles Orthodontics	2,426 SF
8	DoubleDave's Pizzaworks	2,254 SF	23	Innovative Eye Care	986 SF	40	Hand & Stone Massage and Facial Spa	4,486 SF
9	Firehouse Subs	2,403 SF	24	Grade Power Learning Center	2,030 SF	41	The Pretty Kitty	1,200 SF
10	Gambuzza's Barbershop	1,400 SF	25	Innovative Eye Care	2,582 SF	42	Tiff's Treats	1,680 SF
11	The UPS Store	1,400 SF	27	Panda Express	2,226 SF	43	Five Guys Burgers & Fries	2,578 SF
12	Restore Cryotherapy	2,936 SF	28	Smoothie King	1,310 SF	44	Christopher Commercial	3,915 SF
13	EXPERT NAILS & SPA	2,456 SF	29	Snap Kitchen	1,500 SF	45	Mandola's Italian Market	6,011 SF
14	Pulse Performance	1,260 SF	30	Torchy's Tacos	2,499 SF			
15	Nationwide Insurance	1,291 SF	31	Available	6,959 SF			

The information provided here is intended as a general depiction of the property and is subject to change. The information has not been independently verified and we do not warrant or represent that the information provided is accurate. As of 2023-01-14.



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