



UNIVERSITY COMMONS SHOPPING CENTER

603 W. University Avenue, Georgetown, Texas 78626

Location: University Commons Shopping Center is within blocks of the St. David's Georgetown medical complex, the historic Georgetown Square, Southwestern University, HEB grocery store, Michael's crafts, Hollywood Video, and the Williamson County government seat.

Spaces currently available: 3,241sf endcap (formerly ob/gyn clinic), 3,000 sf (formerly exercise studio), 1,468 sf (formerly medical lab offices).

Lease term: 3-10 years

Lease rate: \$15/sf/yr + NNN

Comments: This remodeled shopping center has wonderful exposure as it is located just east of I-35 on one of fast-growing Georgetown's most heavily traveled thoroughfares. Tenants include: Scott & White Clinic, El Patron Restaurant, Family Dollar, H&R Block, Shipley's, and Georgetown BBQ. The center has abundant parking and lighting.

Offered by: **Rob Rothenberg**
Rothenberg Realty, PLLC

Phone: 512-863-3115

Fax: 866-230-8331

Mobile: 864-4834

E-mail: rdroth_99@yahoo.com