**FOR IMMEDIATE RELEASE**

**The Retail Connection Leases Formerly Vacant Target to Floor & Décor and Fitness Connection at Shops at Tech Ridge in Austin, Texas**

AUSTIN—February 17, 2017—The Retail Connection, a prominent privately-held Texas retail real estate company has successfully leased two large format spaces at The Shops at Tech Ridge, a 504,153 SF shopping center, in Austin, Texas. In collaboration with RD Management, the owner and on-site property manager, Lance Morris and PJ Kaminer of The Retail Connection in Austin, signed two new tenants: Floor & Décor has leased 77,958 SF, and Fitness Connection has leased 55,000 SF.

Shops at Tech Ridge is located in Travis County at 12901 I-35 South and Parmer Lane. The center can be accessed from I-35 Frontage Road and Center Ridge Drive, and has two multi-tenant pylon signs making it highly visible to drivers. The property is also situated in close proximity to Dell Parmer South Campus, a General Motors corporate office, and surrounded by an additional 750,000 square feet of complementary retail.

Floor & Décor and Fitness Connection join other anchor tenants Ross Stores, PetSmart, Bealls, Toys “R” Us, and Conn’s HomePlus. Current plans for the center include a façade renovation—by Levy Architects—of the former Target space for future tenants, and two new pad site users which will be announced soon. Floor & Décor will be located in a portion of the former Target store. This leaves the project with an available 100,000 SF for the balance of the former Target store. There has been a high level of interest for the balance of this space and announcements are expected soon.

“We have very much enjoyed this collaborative project with RD Management,” said Lance Morris, president of The Retail Connection in Austin. “Shops at Tech Ridge represents a unique chance to bring our two companies’ expertise together to curate a diverse tenant mix of home décor, apparel, fitness and other key retailer categories in an established open shopping center in North Austin.”

The Retail Connection, which handles the leasing for Shops at Tech Ridge, provides brokerage, advisory, investment and management services through its four statewide offices, and represents more than 275 retail and restaurant clients and over 25 million square feet of retail projects. Shops at Tech Ridge is one of two properties owned by RD Management in Texas, and one of more than 200 properties in its national portfolio. RD Management specializes in redevelopment, repositioning, and re-tenanting of shopping centers that have lost their anchor.

Those interested in leasing space at the center can contact Lance Morris or PJ Kaminer at (512) 485-0888 or lmorris@theretailconnection.net; pkaminer@theretailconnection.net.

About The Retail Connection, LP

The Retail Connection provides brokerage, advisory, investment and management services through its four statewide offices.  TRC represents more than 275 retail and restaurant clients and over 25 million square feet of retail projects.  In addition to tenant and landlord representation, the company extends the reach of its clients’ expansion programs through its three investment divisions: Connected Development Services, Connected Acquisition Services and Connected Capital.  Focused exclusively on tenant-driven collaborations, TRC joint ventures have acquired, redeveloped and developed over five million square feet of shopping centers to date and has an equivalent amount of projects in its current pipeline.  The company is headquartered in Dallas, with offices in Austin, Houston and San Antonio. For more information visit [www.theretailconnection.net](http://www.theretailconnection.net/).

About RD Management

Specializing in the retail sector for more than 40 years, RD Management owns and operates more than 18 million square feet of neighborhood and community shopping centers throughout the United States and Puerto Rico. With a portfolio of 200+ properties, spanning the retail, office, residential, mixed-use, hospitality, self-storage, and senior housing sectors, RD Management is consistently ranked among the nation’s largest, privately held, real-estate development and management organizations. RD Management maintains in-house expertise in leasing, property management, construction and development, accounting and finance, legal and information technology services. For more information visit [www.rdmanagement.com](http://www.rdmanagement.com).

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For additional information:

Lance Morris
President
The Retail Connection, Austin
lmorris@theretailconnection.net
512.485.0888

PJ Kaminer
Associate | Brokerage
The Retail Connection, Austin
pkaminer@theretailconnection.net
512.485.0888