

LEASE



Office Building For Lease

8312 S Congress Ave
HIGH VISIBILITY | 78745

Building SF: 2,149 SF

Price: \$1,700 Full Service

Zoning: GR-CO

- Central Location
- Easy access to IH-35 and Mopac
- Close to shopping, retail, with a high traffic count



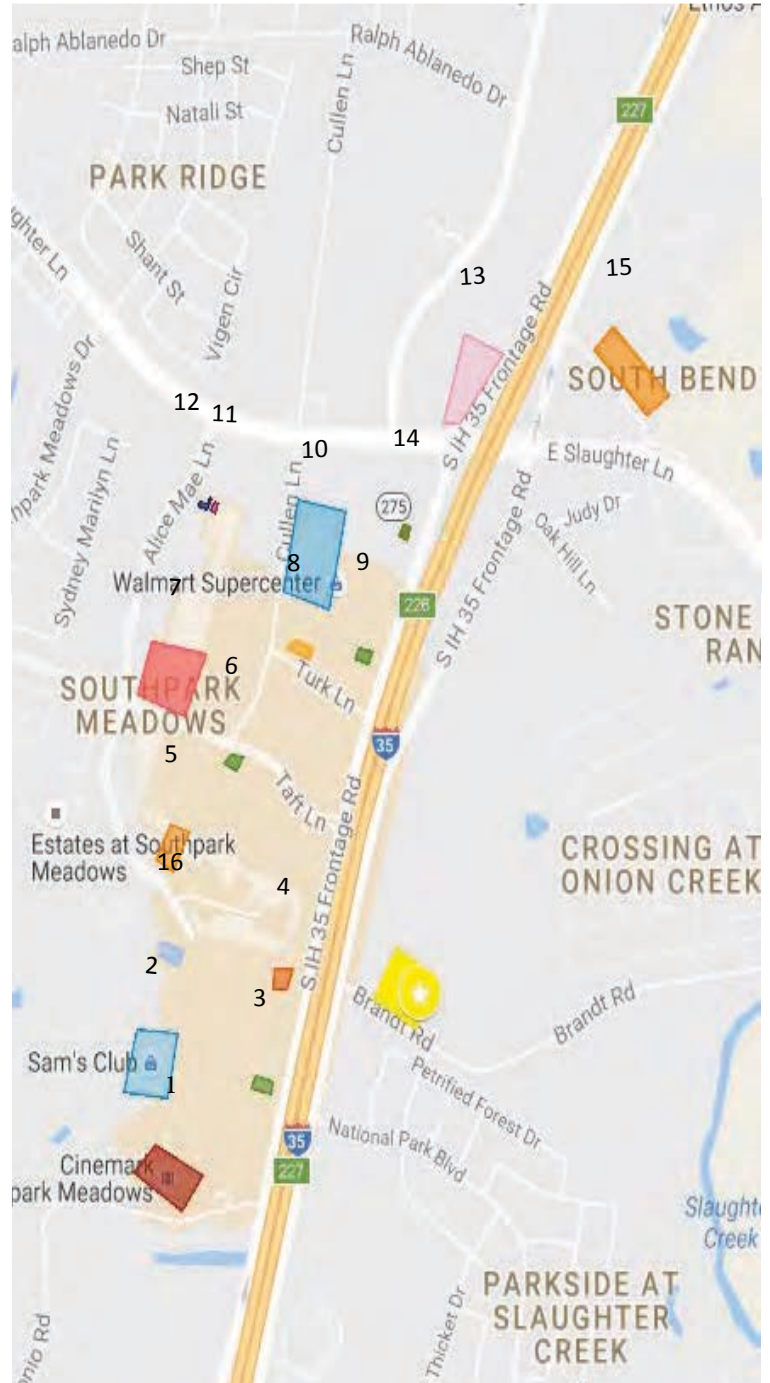
BECK-REIT
COMMERCIAL REAL ESTATE

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Jeremy Avera
e. jeremy@BeckReitCRE.com
p. 512.574.4402
www.BeckReitCRE.com

SURROUNDING AREA BUSINESS

1. Cinemark Southpark Meadows
2. Sam's Club
3. Longhorn Steakhouse
4. Chili's Grill & Bar
5. Hobby Lobby
6. Waterloo Icehouse
7. Target
8. Petsmart
9. Texas Roadhouse
10. Walmart Supercenter
11. Fedex Office & Print Center
12. Little Woodrows Bar
13. Future Site of HEB
14. Starbucks
15. The Home Depot
16. Specs Wines & Spirits & Finer Food



DEMOGRAPHICS

DEMOGRAPHICS

Neighborhood: **Metropolitan**

Population: **124,396**

2022 Population Projection: **137,786**

Median Age: **34**

Household Annual Income: **\$59,189**

Unemployment Rates: **2.5%**

Household Size: **3**

Population Growth: **10.8%**

Retail Spending (per year):
\$3,648.73

Restaurant Spending (per year):
\$5,704.23

Fun & Hobbies Spending (per year):
\$4,793.32

NEIGHBORHOOD INFO

2022 Population Projection: **137,786**

Employment:
**Professional, Management, Services,
Administration**

Dominant Segmentation:
Bright Young Professionals

Housing Type:
**Single Family
Multi-Units**

Lifestyle Group:
**Uptown Individuals. Middle Ground
and GenXurban.**

Preferred Activities:
Prefer environmentally safe
products. Practice yoga, Pilates;
ski. Travel frequently. Buy, eat
organic foods.

Education:
College Degree

Average Disposable Income:
\$51,999

INTERIOR PHOTOS



EXTERIOR PHOTOS

