

LEASE



C-STORE | RETAIL | CREATIVE OFFICE FOR LEASE

2110 South Congress Suite A
HIGH VISIBILITY | 78704

Building SF: 2,200 SF Price: \$34/SF + NNN
Zoning: CS-V-CO-NP NNN estimated to be \$11.31/SF

- Located on South Congress, Austin's Most Iconic Street
- Walkable Urban Neighborhood
- Incredible Visibility With Over 30,000 Cars Passing Per Day
- Great Signage Opportunity
- Free Standing Building
- Large Parking Lot Included
- 14 Parking Spaces

BECK-REIT
COMMERCIAL REAL ESTATE

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POSSIBLE USES & PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 2nd generation convenience store
- Walk in cooler which is 282 square feet
- Walk to several restaurants and retailers
- Several apartments surrounding the area – high density area
- Equipment negotiable with space:



POSSIBLE USES

- Coffee Shop
- Sales
- Co-Working Space
- Creative Office Space
- Spa Services
- Massage Therapy
- Yoga Space
- Artist Studio Space or Gallery
- Software Development
- Showroom
- Clothing Boutique
- Hair & Nail Salon
- Electronics Repair
- Pet Services
- Florist
- Tattoo Parlor
- Architect Office
- Attorney Office
- Marketing Company
- Food Prep & Sales
- Arcade
- Retail Sales
- Shoe Store
- Copying & Printing Services
- Stationery/Gift Shop
- Home Goods Store
- Convenience Store
- Small Grocery Store
- Furniture Store
- Hardware Store
- Carpet/Tile Store
- Books, Record & Music Shop

SOUTH CONGRESS



SURROUNDING
AREA BUSINESS



DEMOGRAPHICS

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Neighborhood: **Metropolitan**

Population: **18,409**

2022 Population Projection: **19,899**

Median Age: **33**

Household Annual Income: **\$58,022**

Unemployment Rates: **4.5%**

Household Size: **2**

Population Growth: **14.79%**

Retail Spending (per year):
\$2,505.40

Restaurant Spending (per year):
\$3,910.94

Fun & Hobbies Spending (per year):
\$3,355.08

NEIGHBORHOOD INFO

Employment: **Professional, Services or Management**

Dominant Segmentation:
Young and Restless

Housing Type:
Multi-Units; Single Family

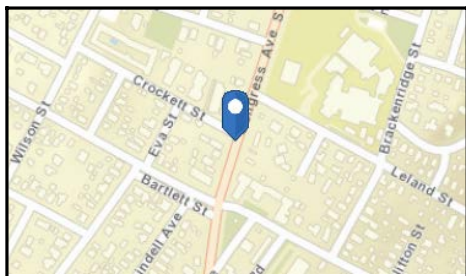
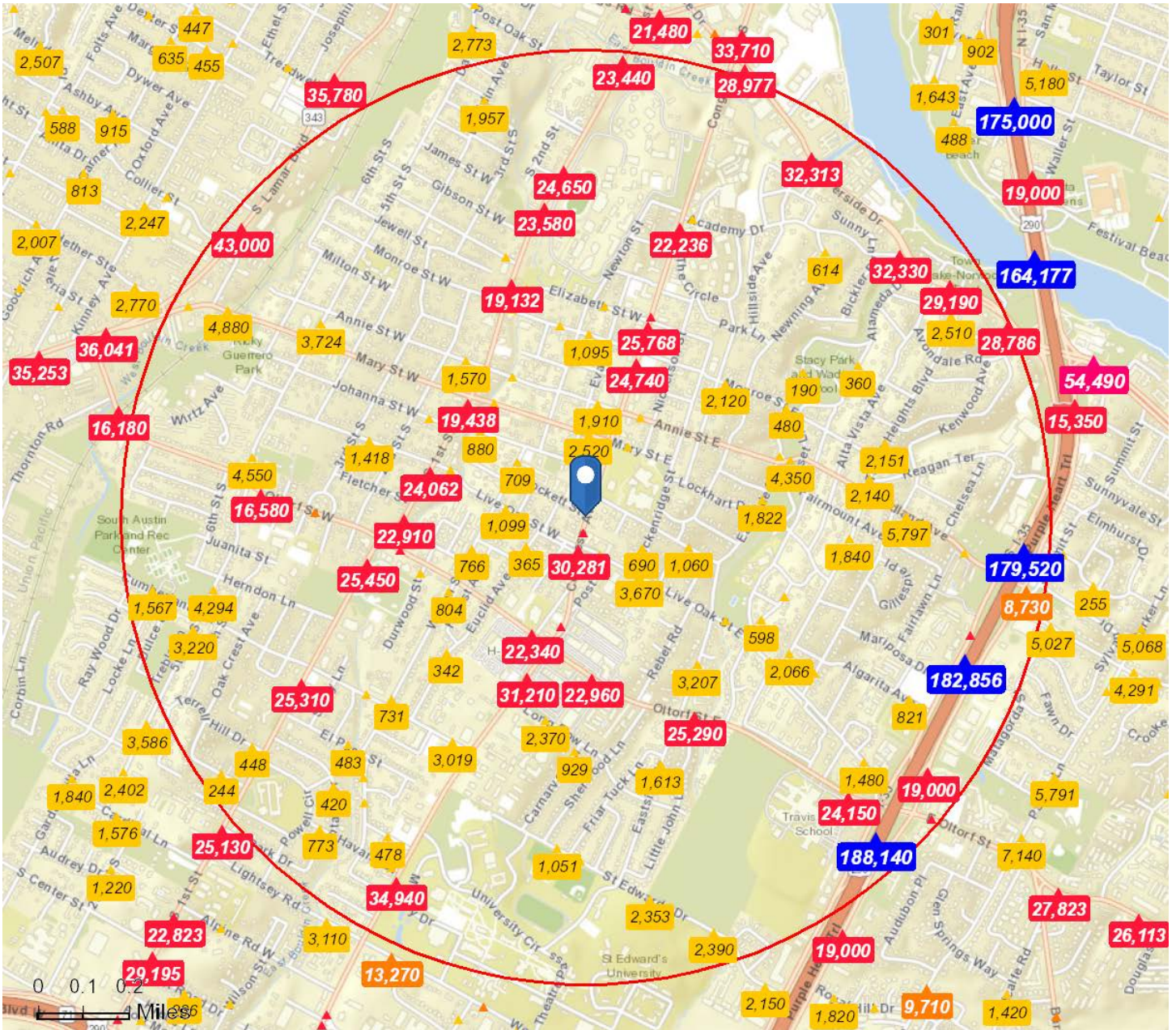
Lifestyle Group:
Midtown Singles, Middle Ground

Preferred Activities:
Support the environment. Stay connected via laptop, iPad, mobile phone. Travel frequently. Shop at Whole Foods, Trader Joe's.

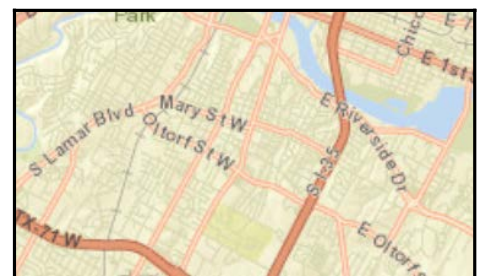
Education:
College Degree

Average Disposable Income:
\$59,776

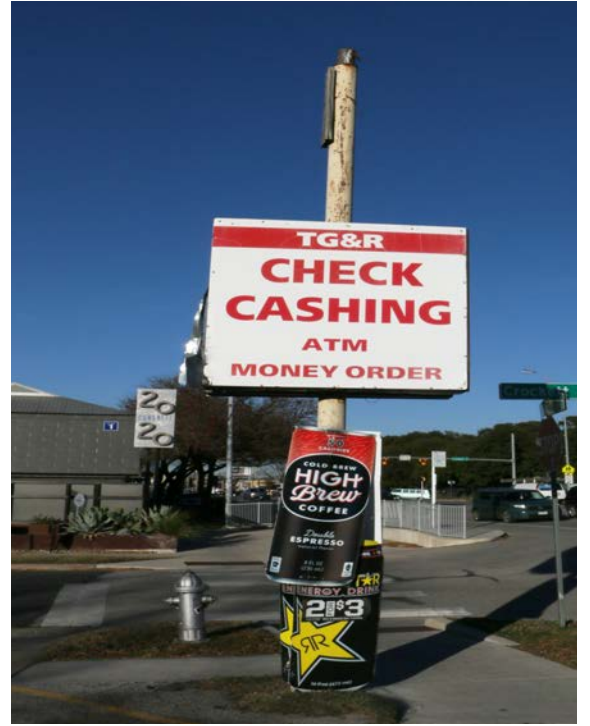
INFRASTRUCTURE



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



EXTERIOR PHOTOS



INTERIOR PHOTOS

