

FOR LEASE



SOUTH AUSTIN MIXED USE SPACE

9811 S. IH-35 Building 6 | 78744

2 Spaces Available: Suite 100 - Completed | Suite 101 - Shell Space

Available SF

Suite 100: 1,500 SF

Suite 101: 1,500 SF

Zoning: GR-CO

Price:

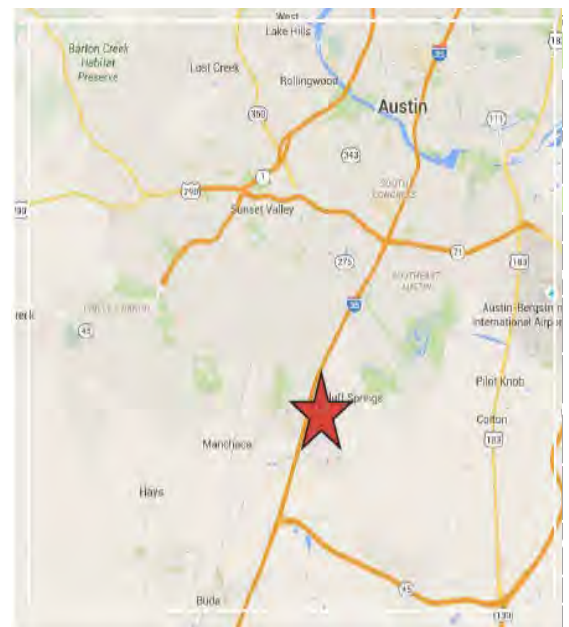
Suite 100: \$22/SF + NNN

Suite 101: \$22/SF + NNN

Max Contiguous 1,500 SF

Min Contiguous 1,500 SF

- Ample Parking
- New Building
- Easy Access to Downtown and Airport



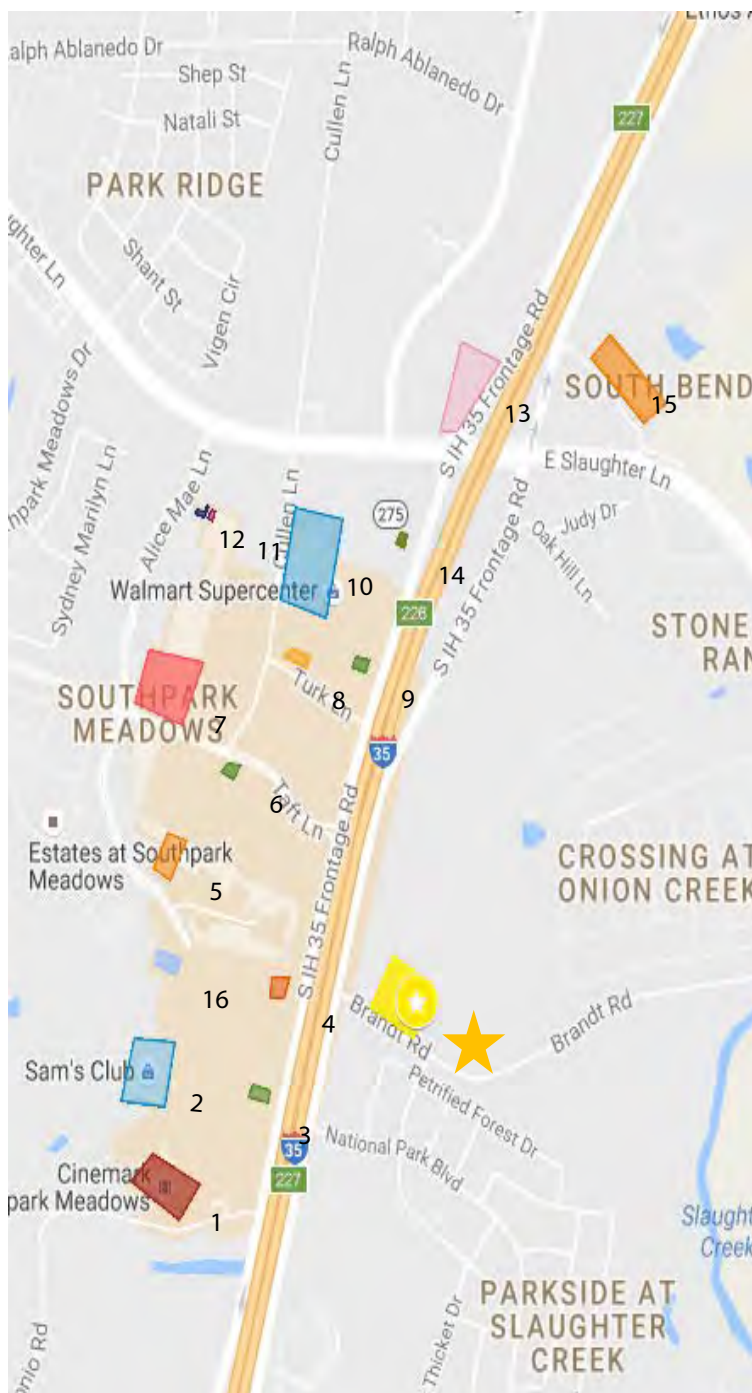
BECK-REIT
COMMERCIAL REAL ESTATE

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SURROUNDING AREA BUSINESSES

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



★ **9811 S. IH-35**

PROPERTY HIGHLIGHTS

- New Building Surrounded by Beautiful Landscaping
- Directly Across from South Park Meadows
- Easy Access to Highways, Retail, Restaurants, and Bars
- Current Shell Condition
- TI Allowance Negotiable
- Soaring Ceilings
- Ample Parking
- NNN Estimate: \$9.45
- Prominent Pylon Signange Available

POSSIBLE USES

- Medical or Dental Office
- Mattress Store
- Kayak Store
- Gym Equipment
- Sales
- Coffee Shop
- Co-Working Space
- Creative Office Space
- Spa/Salon
- Bicycle Shop
- Scooter Shop
- Yoga Space
- Artist Studio Space
- Large Product Retail



DEMOGRAPHICS

Demographics

Neighborhood: Metropolitan

Population: 85,463

Median Age: 34

Household Annual Income:
\$73,674

Unemployment Rates: 7%

Household Size: 2.4

Daytime Employment:
(retail) 301 Businesses
(finance & insurance) 228
Businesses

Population Growth: 13.6%

Retail Spending (per month):
\$1,490

Restaurant Spending (per
month): \$1,490

Fun & Hobbies Spending (per
month): \$1,908

Neighborhood Information

2021 Population Projection:
96, 246

Employment:
Professional
Management

Housing Type:
Single Family
Multi-Units

Household Type:
Singles
Shared

Income:
Middle

Education:
Some College
Bachelor Degree
Graduate Degree

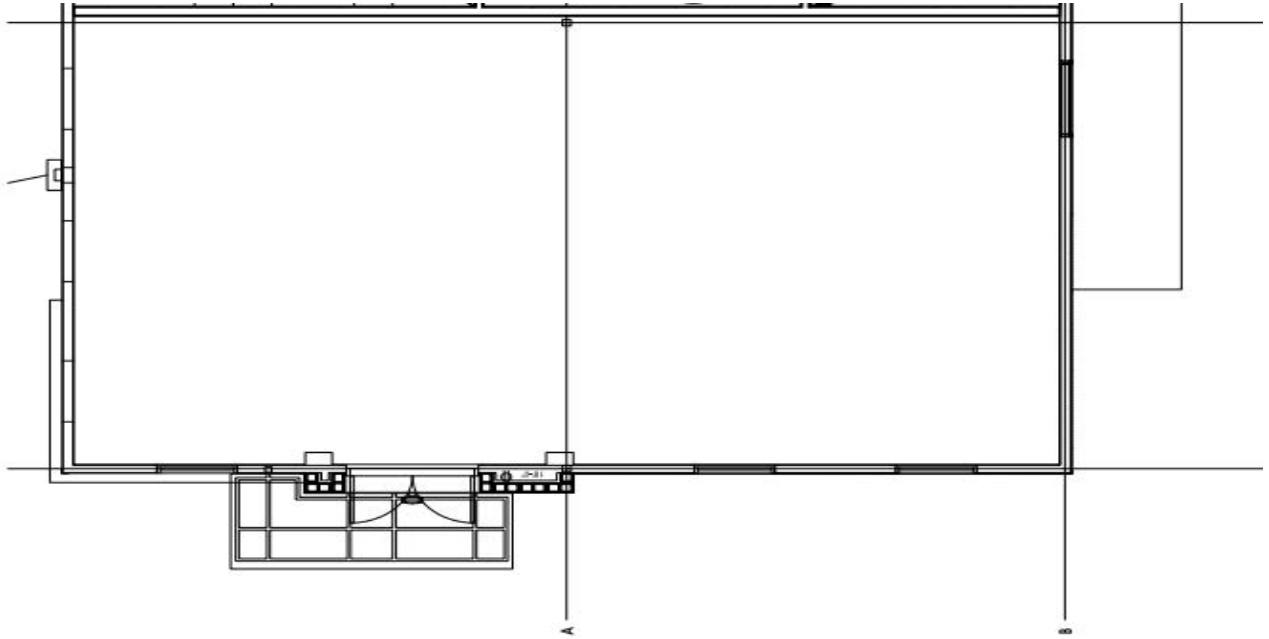
SUITE 100 PHOTOS



SUITE 101 PHOTOS



FLOOR PLAN



SITE MAP

