

FOR LEASE

2400 SOUTH 1ST + 603 W OLTORF

AUSTIN, TEXAS 78704



PROPERTY INFO

- + Hard corner
- + Lit intersection in prime 78704 location
- + Available for single-tenant ground lease

AVAILABLE SPACE

- + 8,386 sf (divisible)

RATES | NNN

- + \$32.00 PSF + NNN



2015 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	18,947	163,115	328,155
Daytime Population	12,709	184,527	318,925
Average Household Income	\$74,163	\$72,955	\$69,919
Population Growth 2015-2020	10.5%	10.8%	10.1%

Traffic Counts

South 1st	23,000 vpd
W Oltorf	22,000 vpd

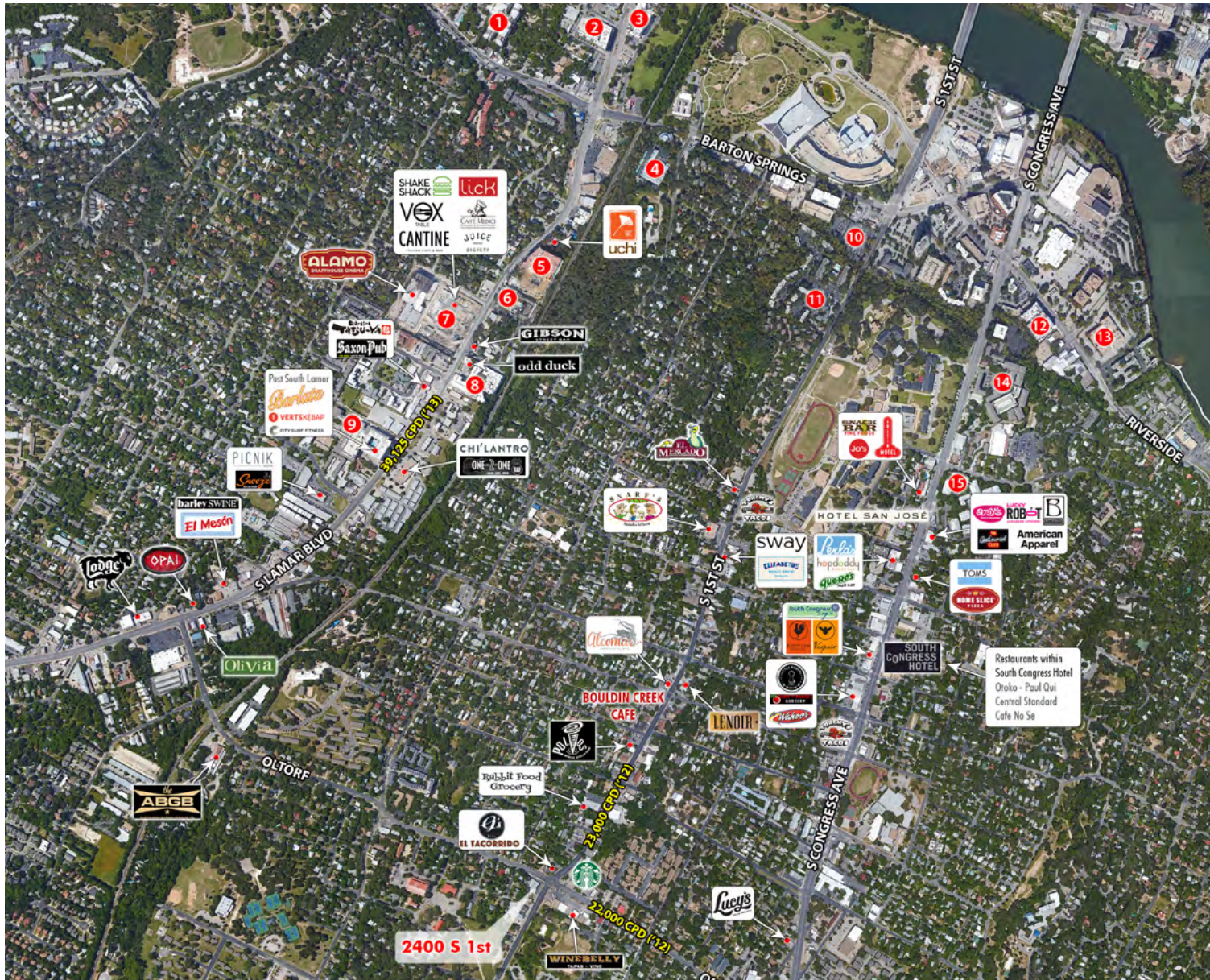
Source: TXDOT, 2012

Retail Science from CBRE

www.cbre.com/ucr

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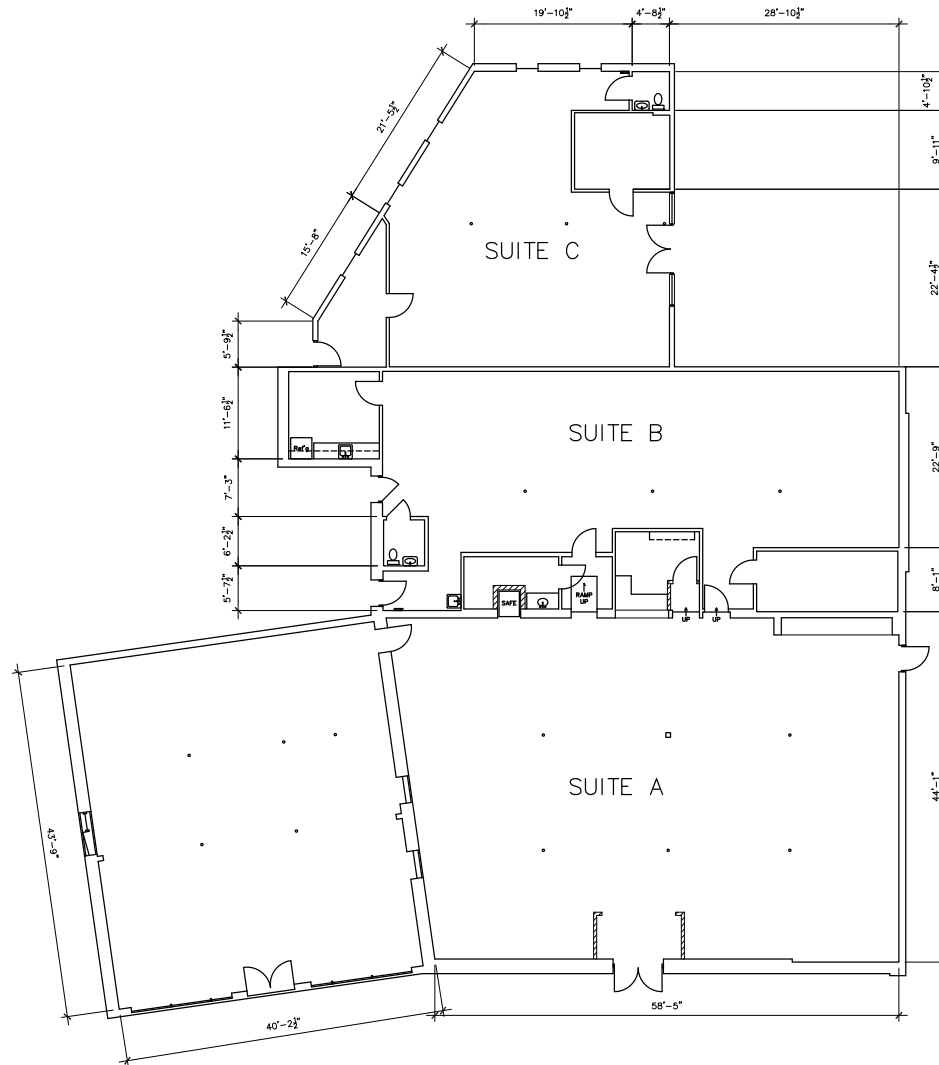
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APARTMENTS

- | | | |
|-----|------------------------|-----------|
| 1. | Barton Place Condos | 270 units |
| 2. | Cole | 119 units |
| 3. | Bridges on the Park | 102 units |
| 4. | Park Terrace | 65 units |
| 5. | Hanover | 340 units |
| 6. | Townhollow | 77 units |
| 7. | Lamar Union | 442 units |
| 8. | Gibson Flats | 202 units |
| 9. | Post South Lamar | 298 units |
| 10. | The Willows | 92 units |
| 11. | Timbercreek | 198 units |
| 12. | Crescent Austin | 161 units |
| 13. | Soco on the Lake | 100 units |
| 14. | Cityview at Soco | 253 units |
| 15. | Statehouse on Congress | 287 units |

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CONTACT US

John Heffington

Vice President
512 482 5501
john.heffington@cbre.com

Michael Bullard

Senior Associate
512 499 4958
michael.bullard@cbre.com

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