



EAST
AUSTIN

RESTAURANT

FOR

LEASE
OR SALE



LEADCOMMERCIAL

2027 ANCHOR LANE

AUSTIN, TX 78723

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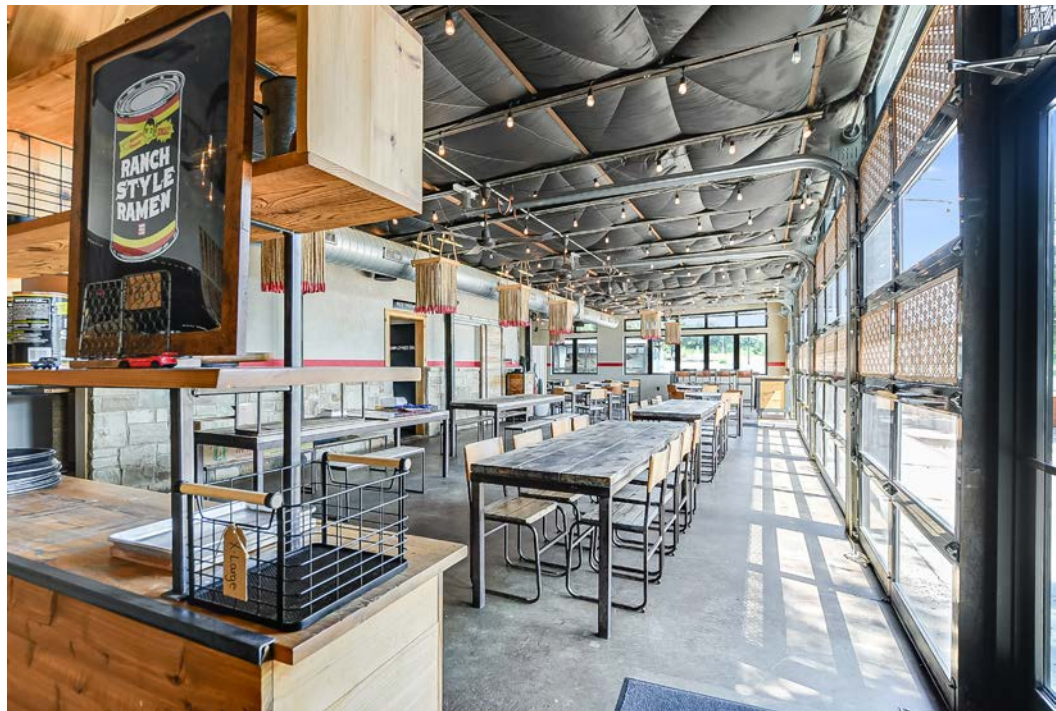
PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

2027 Anchor Lane is a second-generation free-standing restaurant located at the doorstep of Mueller. Situated on approximately 1 acre, the property provides 63 surface parking spaces and a large seating capacity outdoors offered by established patio areas.

SUMMARY

BUILDING SIZE	+/- 2,058 SF with +/- 3,500 SF patio
LOT SIZE	+/- 1 acre
ZONING	CS-MU-NP
PARKING	63 surface
SUBMARKET	East Austin Mueller
NEIGHBORHOOD PLAN	MLK
AVAILABILITY	Immediately
RENTAL RATE	Contact Broker
OPEX	+/- \$48,000/Year
PRICE	Contact Broker









DEMOGRAPHIC SUMMARY

2027 Anchor Ln, Austin, Texas, 78723

Ring of 1 mile

KEY FACTS

18,565

Population



8,486

Households

36.4

Median Age

\$81,236

Median Disposable Income

EDUCATION

4%

No High School Diploma



10%

High School Graduate



15%

Some College



71%

Bachelor's/Grad/Prof Degree

INCOME



\$98,212

Median Household Income



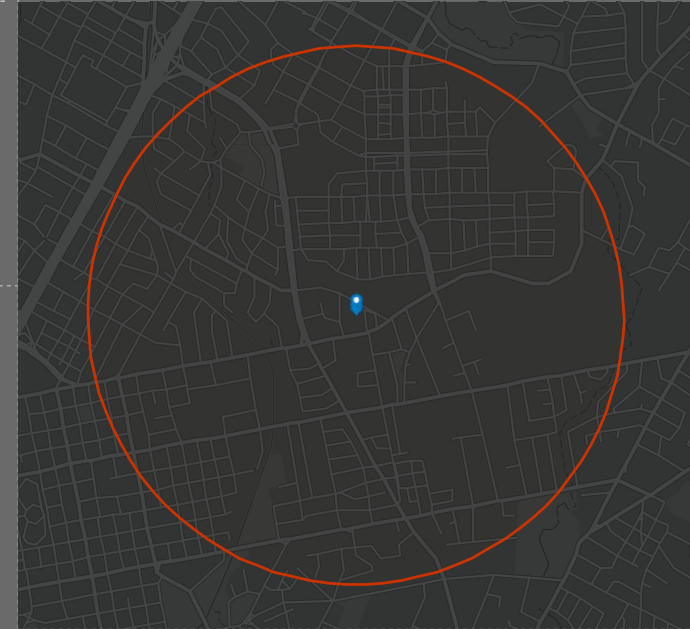
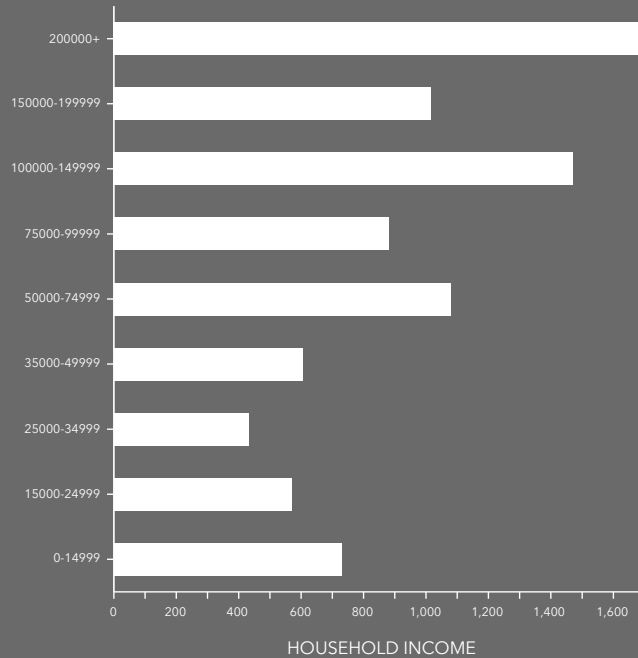
\$63,695

Per Capita Income



\$125,257

Median Net Worth



EMPLOYMENT



White Collar

82%



Blue Collar

10%

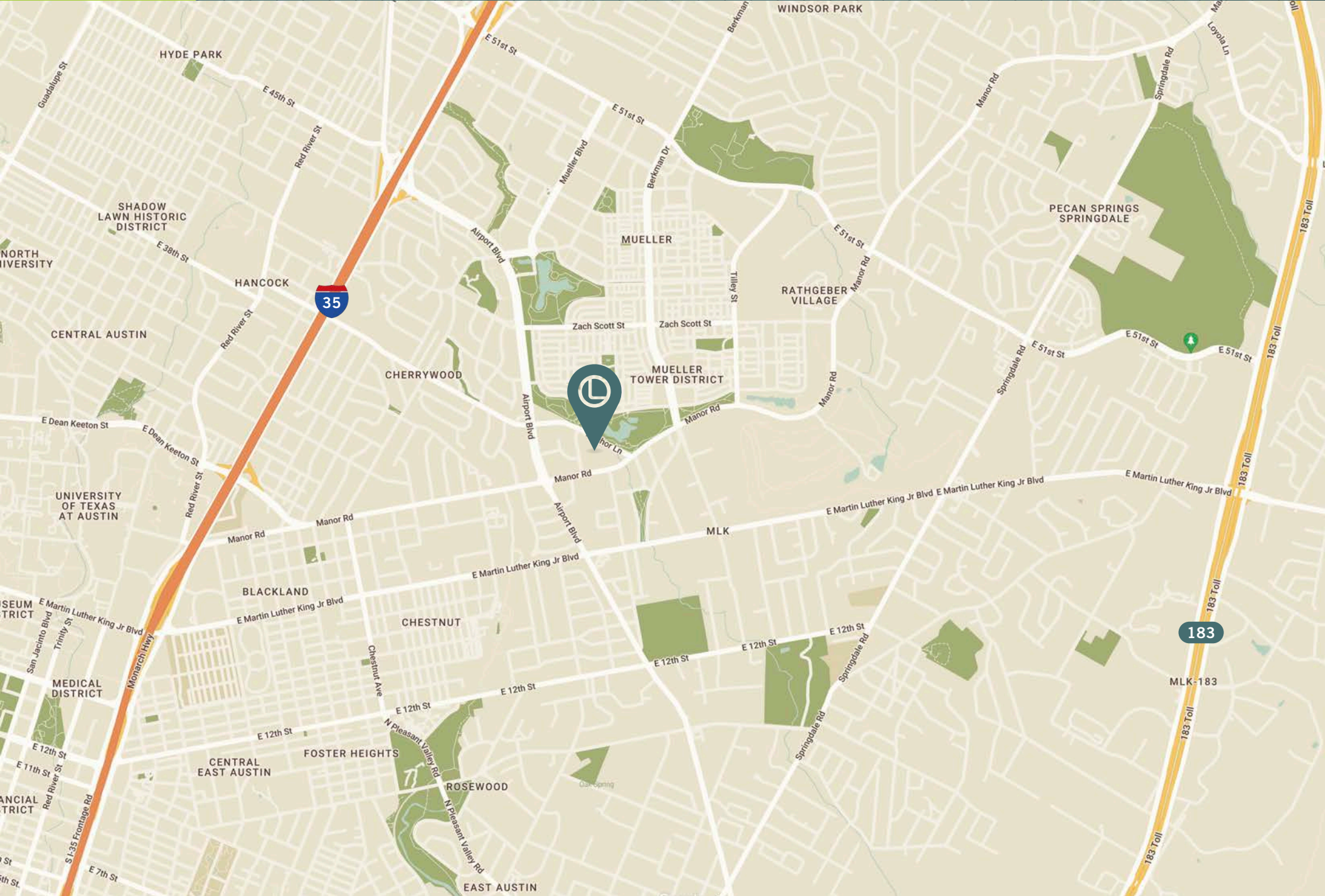


Services

9%

3.5%

Unemployment Rate



2027
ANCHOR
LANE

AERIAL PHOTO

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MUELLER

ANCHOR LANE



2027
ANCHOR
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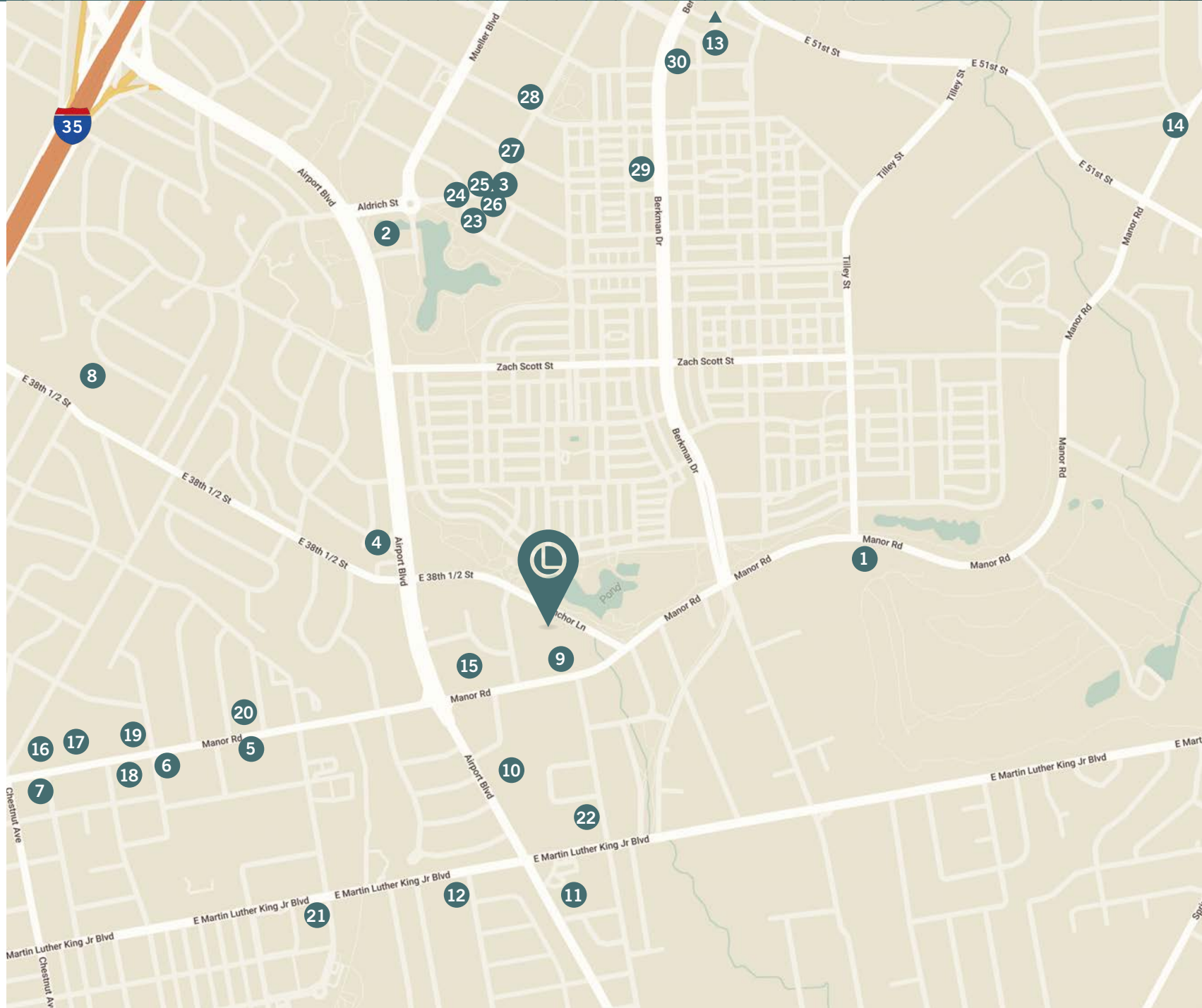
DOWNTOWN
(4 MILES, 13 MIN)

AIRPORT BLVD.

MANOR RD.

ANCHOR LANE

1. Fairways Cantina
2. The Stonehouse Wood Fire Grill
3. Colleen's Kitchen
4. Bobo's Snack Bar
5. Love Supreme Pizza Bar
6. Bird Bird Biscuit
7. Patrizi's
8. Cherrywood Coffeehouse
9. Batch Craft Beer & Kolaches
10. The Skylark Lounge
11. Terry's Seafood and Chicken
12. Zeds Real Fruit Ice Cream
13. Torchy's Tacos
14. S H Donuts
15. Oddwood Brewing
16. Haymaker
17. Dai Due
18. Taco Mex
19. Civil Goat
20. La Santa Barcacha
21. Houndstooth Coffee
22. Moontower Cider Co.
23. Halcyon
24. Veracruz
25. Fonda and Bar
26. Blue Lacy
27. Marufuku Ramen
28. Kirby Lane Cafe
29. Lamba's
30. Starbucks





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