



FOR LEASING INFORMATION, CONTACT

DAVID STOJANIK

(512) 785.5016

david.stojanik@kuceraco.com

\$28.00/SF

2020 NNN \$10.63

1,856 RSF

0.1696 ACRES

3100 N. LAMAR

AUSTIN, TX 78731

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.



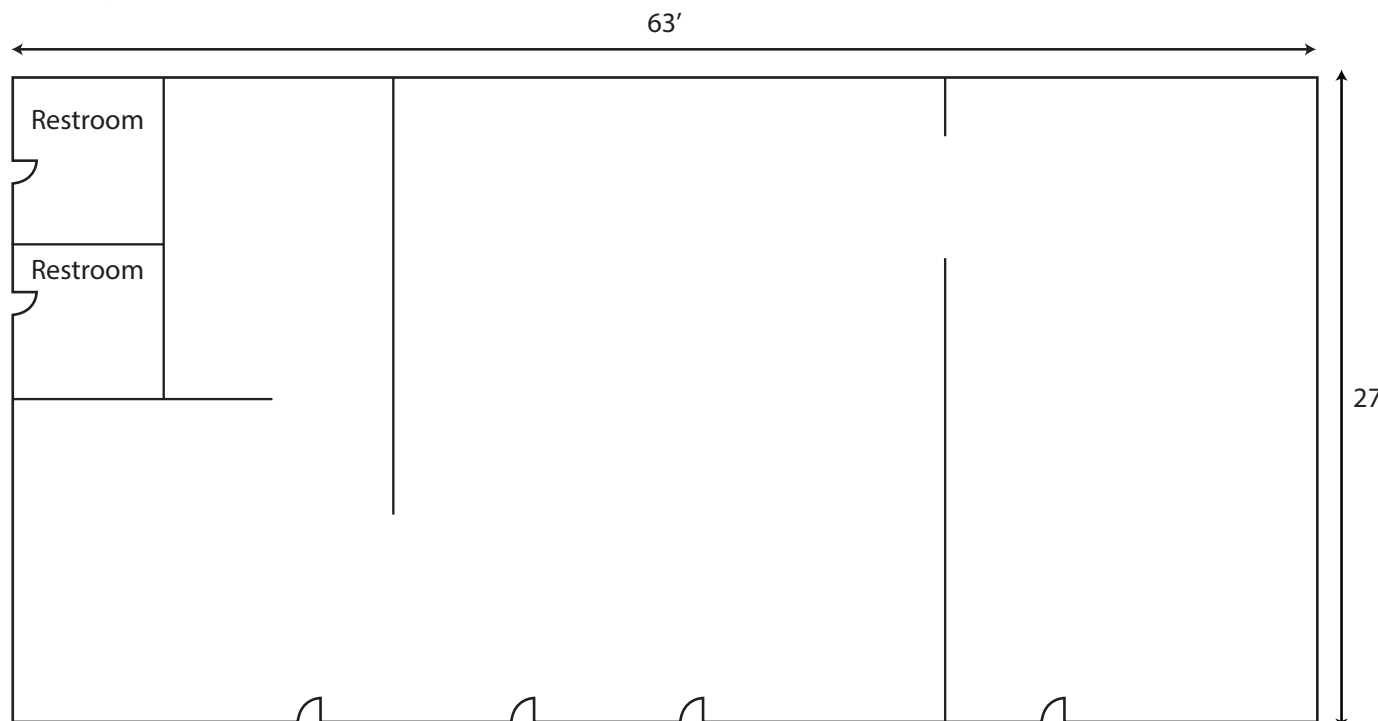
PROPERTY DETAILS

PROPERTY SIZE

1,856 RSF
0.1696 Acres

PROPERTY DESCRIPTION

LOCATION, LOCATION, LOCATION!
Rare opportunity to lease “free-standing” retail or office within walking distance to the medical district, Central Park, University of Texas at Austin, Downtown Austin, MoPac Expressway, many restaurants and other desirable amenities.



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PROPERTY DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Total Population (2020)	155,799	391,476	915,647
Projected Population (2025)	168,797	423,950	988,448
Total Households (2020)	69,345	168,202	373,833
Average Household Size	2.0	2.2	2.3
Average Age	34.3	35.3	35.3
Median Home Value	\$607,923	\$498,798	\$373,528
Median Household Income	\$76,691	\$69,450	\$70,313
Total Specified Consumer Spending	\$1,869,412	\$4,344,041	\$9,664,627
Total Specified Consumer Spending (2025)	\$2,235,873	\$5,177,587	\$11,471,346

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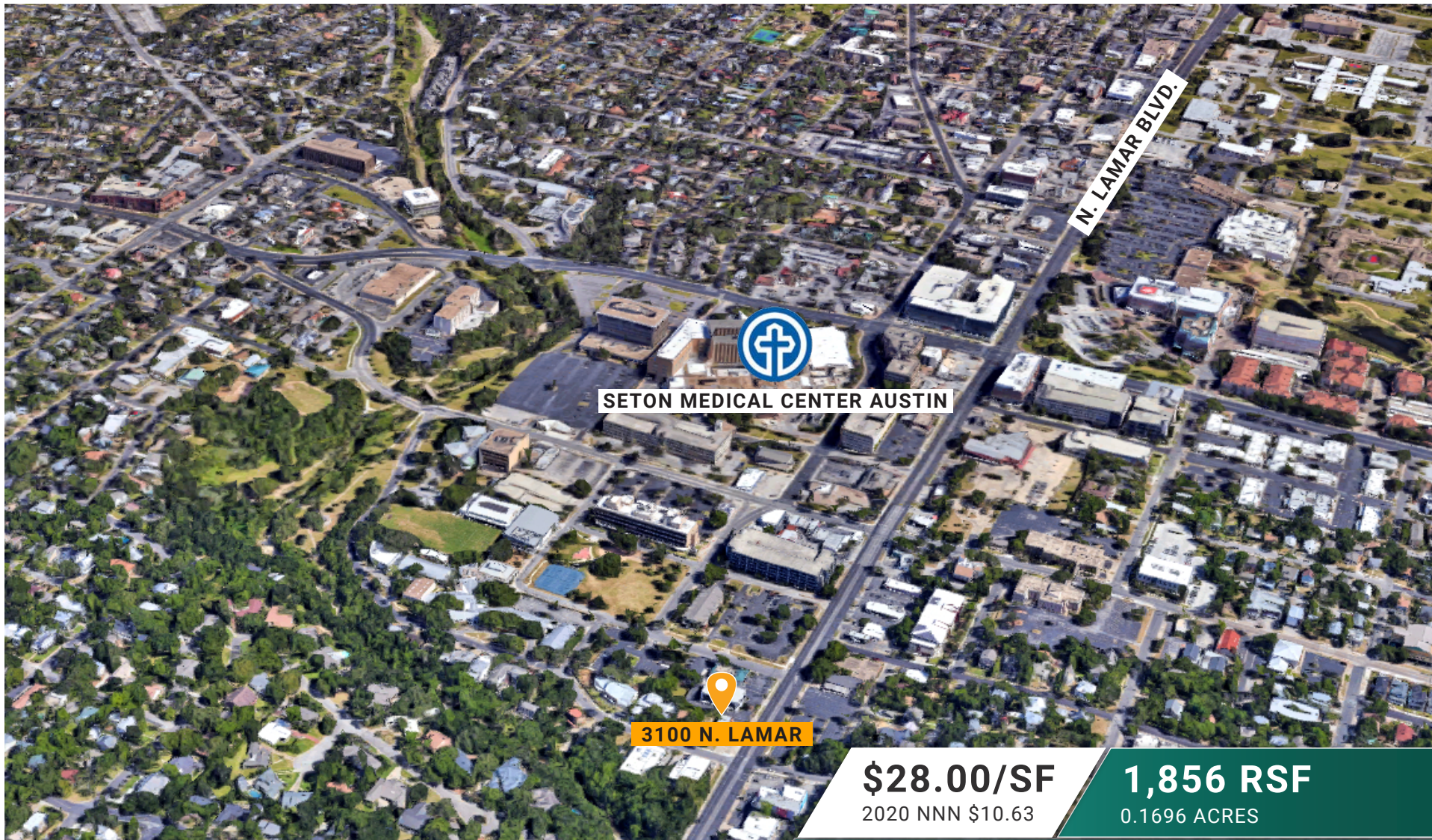
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N. LAMAR BLVD.



SETON MEDICAL CENTER AUSTIN



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DOWNTOWN AUSTIN

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