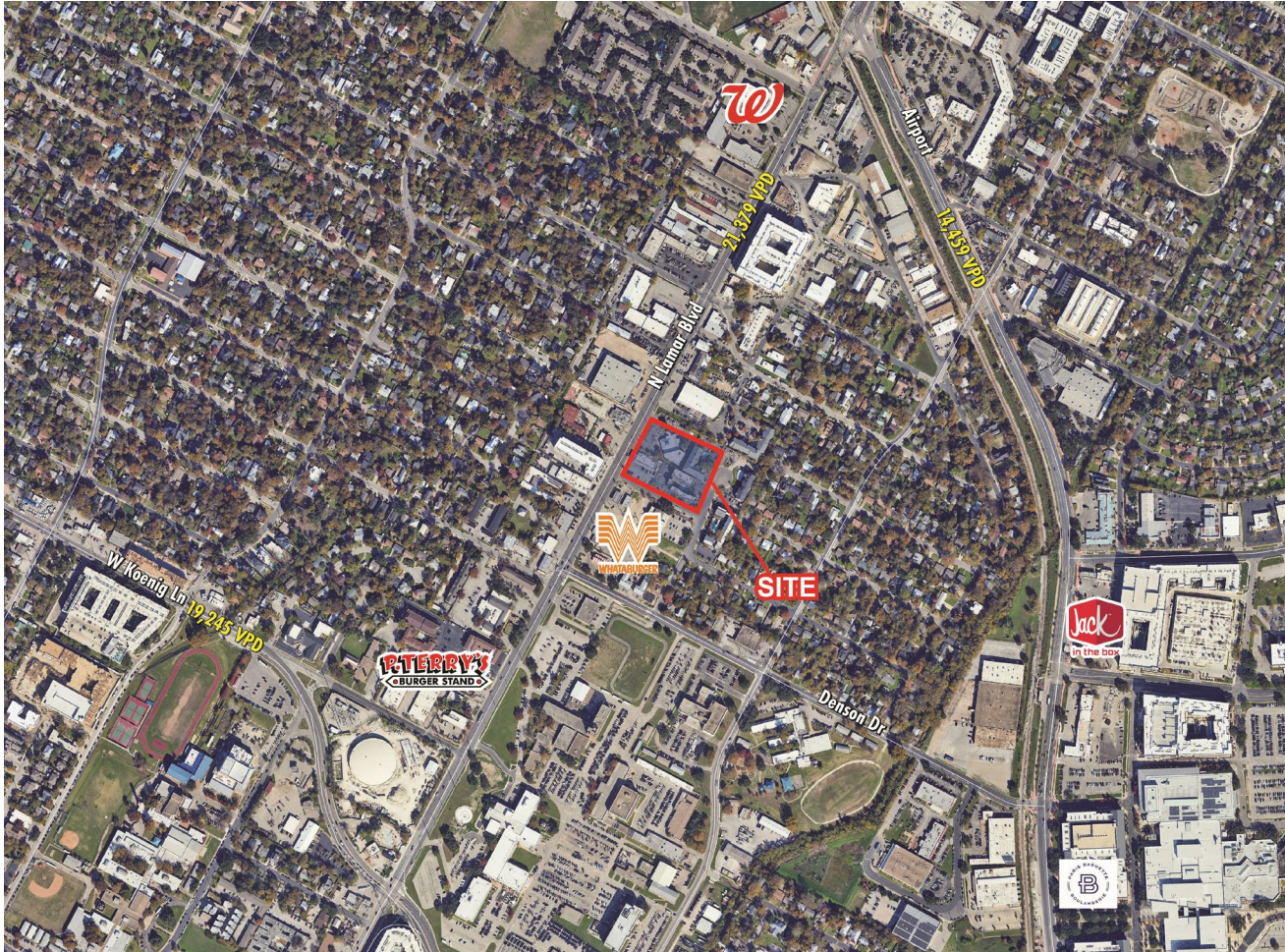


6411 N. LAMAR BOULEVARD

AUSTIN, TX



AVAILABILITY: TBD

FOR LEASE:
PLEASE CALL FOR RATES

AREA RETAILERS:

GREATER TEXAS
CREDIT UNION

Valero

WHATABURGER

P. TERRY'S
BURGER STAND

MICHI RAMEN

STILES SWITCH
BBQ & BREW

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	19,467	169,618	359,461
2024 Daytime Population	21,482	226,769	594,333
2024 Total Households	10,309	78,504	162,283
2024 Average HH Income	\$134,166	\$123,671	\$135,856

TRAFFIC COUNTS:

N. Lamar Blvd.: 21,379 VPD
W. Koenig Lane: 19,245 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

LANCE MORRIS
512.485.0789
lmorris@theretailconnection.net

JACQUELYN HENION
512.485.0798
jhenion@theretailconnection.net

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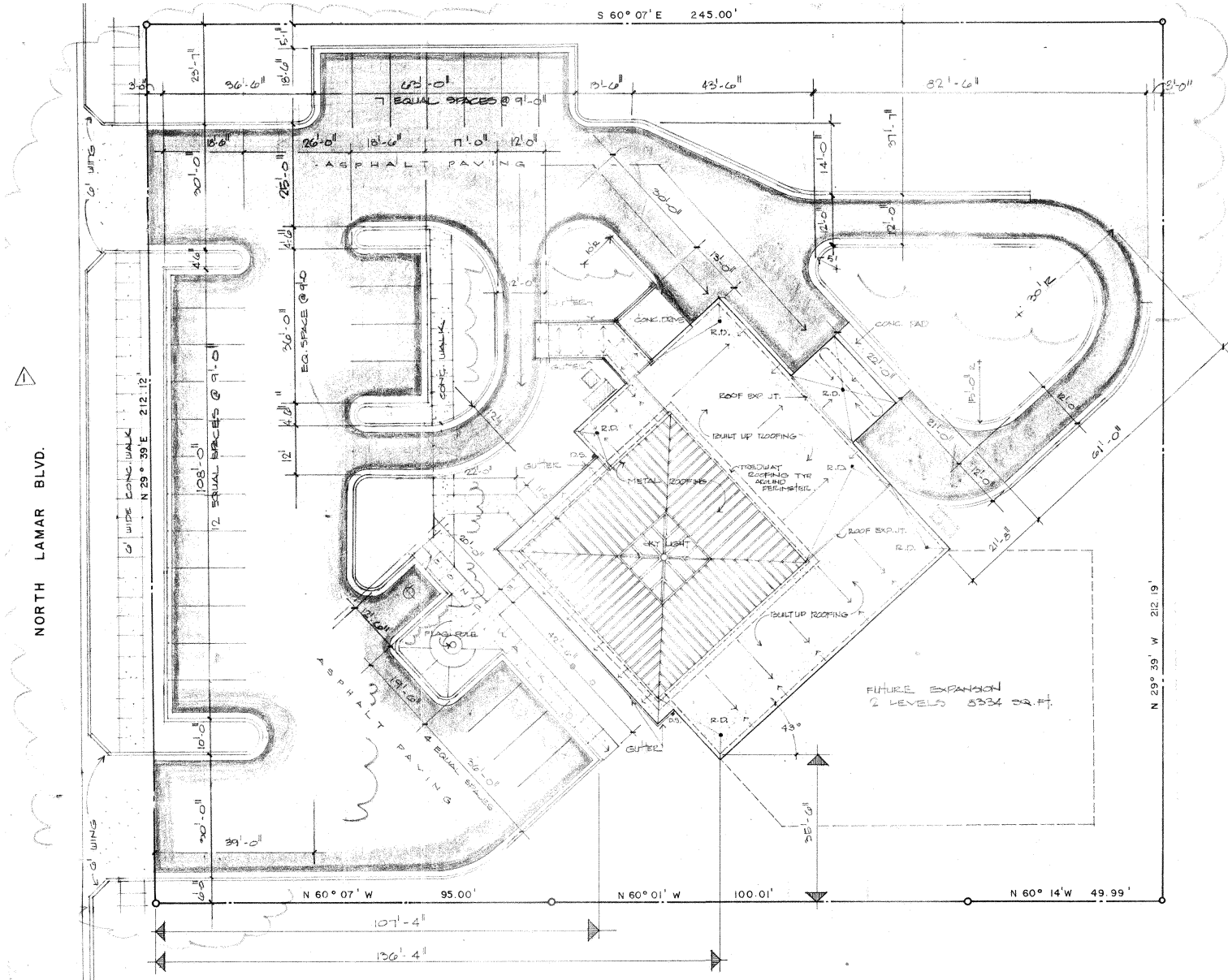
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