



## PROPERTY OVERVIEW

Located along the robust commercial corridor on South 1st St and surrounded by multiple apartment communities and residential neighborhoods, **78704 Center** offers tenants a prime opportunity to succeed. The space would be an ideal location for a retail store, boutique shop, coffee shop, or any similar business.

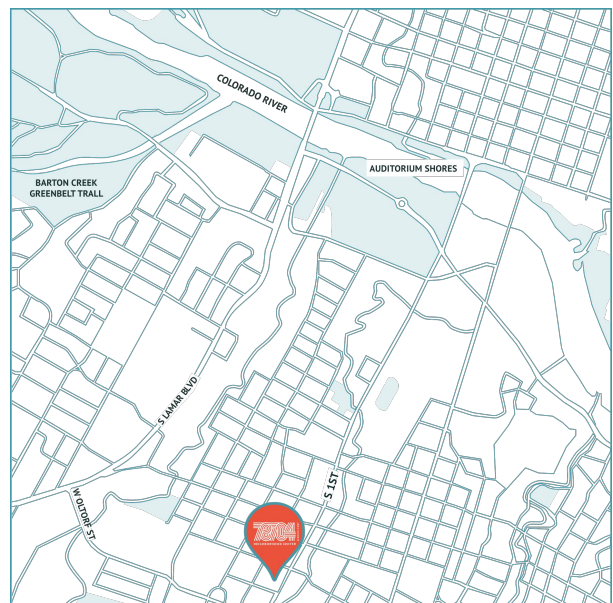
**78704 Center's** premier location, brand-new look, strong tenancy, high foot traffic provide an ideal leasing opportunity in a dense location with excellent demographics.

## PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Glass Storefronts with Aluminum Frames.
- Significant residential development.
- Densely populated residential neighborhood.
- One of the strongest and most desirable retail trade areas within Austin.
- Adjacent to a large retirement community.

## OFFERING SUMMARY

Building SqFt	9,493 SqFt
Year Build	1976
Lot Size (acres)	0.65
Parcel ID	0402031013
Zoning Type	Commercial
County	Travis
Coordinates	30.244015,-97.758479



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#L	-	\$ 55.00 - 60.00 SF/Yr	NN	526 SF	3-7 YRS





2210 S 1ST ST. Austin, TX 78704

M. 7376157354

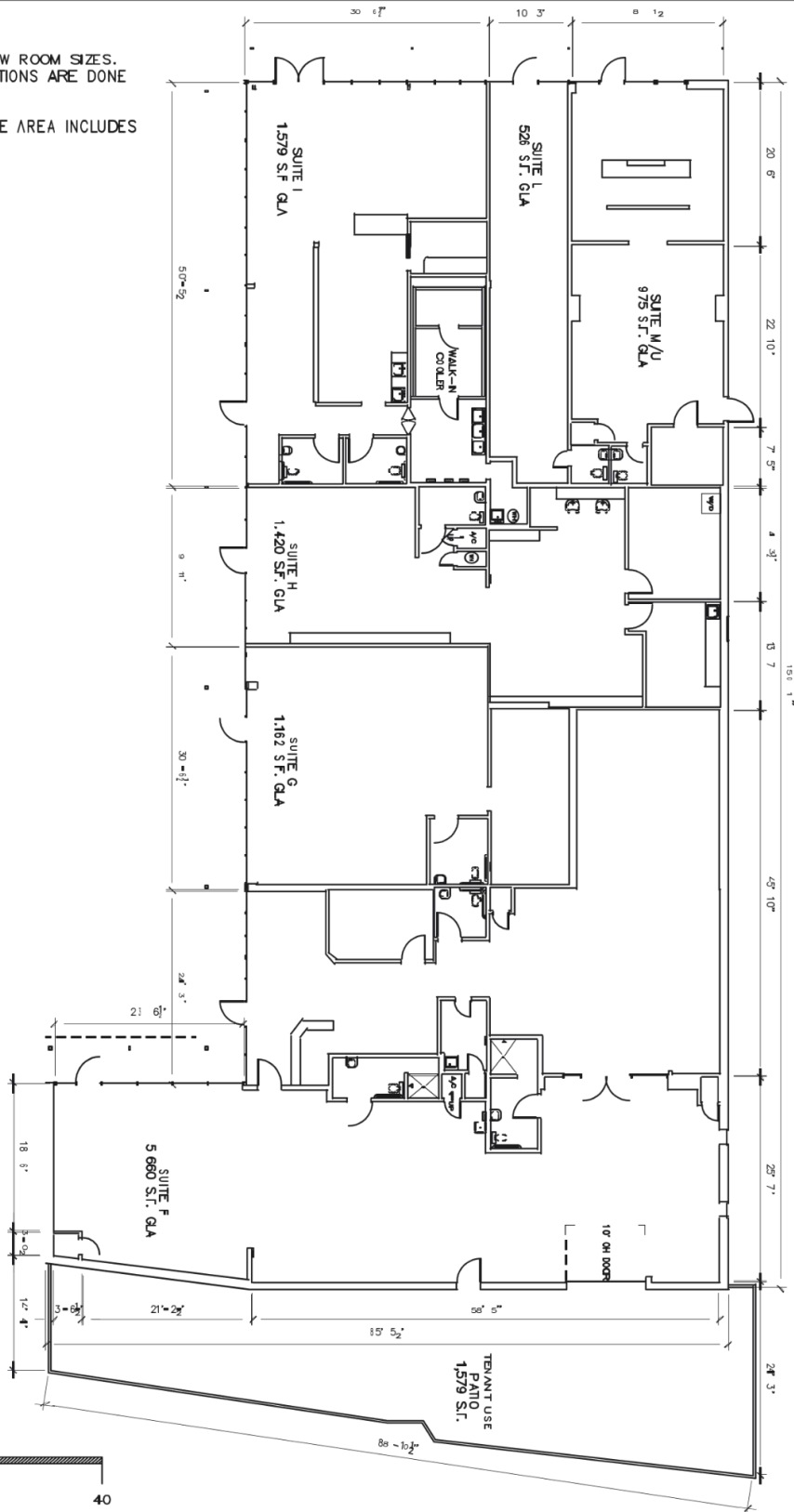
E. brett@tpg-atx.com

W. transiliencepropertygroup.com

# FLOOR PLAN

**NOTE:**

1. DIMENSIONS ARE TO SHOW ROOM SIZES. SQUARE FOOTAGE CALCULATIONS ARE DONE TO BOMA STANDARDS.
2. SUITE F GROSS LEASABLE AREA INCLUDES PATIO SQUARE FOOTAGE.



# NEIGHBORS AROUND 78704

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,778	132,444	284,027
2010 Population	16,390	135,734	304,189
2024 Population	19,844	165,401	363,993
2029 Population	20,009	172,021	375,488
2024-2029 Growth Rate	0.17 %	0.79 %	0.62 %
2024 Daytime Population	23,756	307,035	548,397

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15000	771	7,792	17,138
\$15000-24999	333	3,124	6,926
\$25000-34999	395	3,918	8,264
\$35000-49999	802	7,565	15,222
\$50000-74999	1,569	13,081	26,951
\$75000-99999	1,467	9,971	20,303
\$100000-149999	1,430	12,031	23,927
\$150000-199999	940	9,142	16,879
\$200000 or greater	3,195	17,645	31,959
Median HH Income	\$ 102,866	\$ 90,198	\$ 84,803
<b>Average HH Income</b>	<b>\$ 168,809</b>	<b>\$ 143,272</b>	<b>\$ 135,703</b>

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2000 Total Households	8,087	57,218	115,926
2010 Total Households	8,186	61,021	125,752
2024 Total Households	10,903	84,269	163,859
2029 Total Households	11,344	91,423	173,787
2024 Average Household Size	1.76	1.82	2.03
2024 Owner Occupied Housing	4,154	24,200	57,137
2029 Owner Occupied Housing	4,330	24,949	58,529
2024 Renter Occupied Housing	6,749	60,069	106,722
2029 Renter Occupied Housing	7,015	66,474	115,258
2024 Vacant Housing	1,285	10,628	18,521
<b>2024 Total Housing</b>	<b>12,188</b>	<b>94,897</b>	<b>182,380</b>

## ABOUT AUSTIN



CITY OF AUSTIN	1 MILE
County	Travis
Incorporated	12/26/1839

AREA	
City	326.5 sq mi
Land	319.9 sq mi
Water	6.6 sq mi
Elevation	289 ft

POPULATION	1 MILE
Population	974,447 (increase)
Rank	32
Density	3,006.36 sq mi
Urban	1,809,888

