

RESTAURANT / HOSPITALITY OPPORTUNITY

5012 E 7th Street, Unit B | Austin, TX 78702 | East 7th Hospitality Corridor



PROPERTY FACTS

BUILDING SIZE	2,719 SF
PATIO POTENTIAL	± 2,779 SF (outlined on aerial)
ZONING	LI (Light Industrial)*
AVAILABILITY	Immediate
ASKING RATE	\$30.00 / SF NNN
EST. NNN	\$10.00 / SF
TI ALLOWANCE	[Negotiable]
PARKING	110 spaces

**Restaurant use subject to change-of-use permitting. Ownership will cooperate with tenant entitlement process.*

THE BLOCK

Join an established East 7th hospitality node anchored by Hi Sign Brewery, Wanderlust Wine, Holiday on 7th and Cabana Club, all within steps of Unit B. Built-in foot traffic from adjacent venues, five minutes from downtown, in the heart of East Austin.

PATIO CONVERSION CONCEPT



Aerial for reference only, not to scale. Photorealistic rendering available on request.

WHY THIS SITE

- 3,000+ new residential units delivering within 1 mile through 2028
- Second-generation standalone building on an active hospitality block
- Rare large-patio potential for East Austin, ideal for a food and beverage concept
- Ownership operates hospitality on site and understands operator needs
- 78702 location minutes from downtown, Mueller and the airport

LEASING CONTACT

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Information deemed reliable but not guaranteed. All measurements approximate. Subject to change without notice.