



# WOODROW

5806 WOODROW AVE , AUSTIN, TX 78756

ALEC SPENCER

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## OFFERING SUMMARY

Lease Rate: \$25.00 SF/yr (NNN)

Available SF: 1,994 SF



## PROPERTY OVERVIEW

Creative Office for Lease.

3-5 Year Term

9 private rooms

reception space

kitchen areas in each unit

4 separate bathrooms

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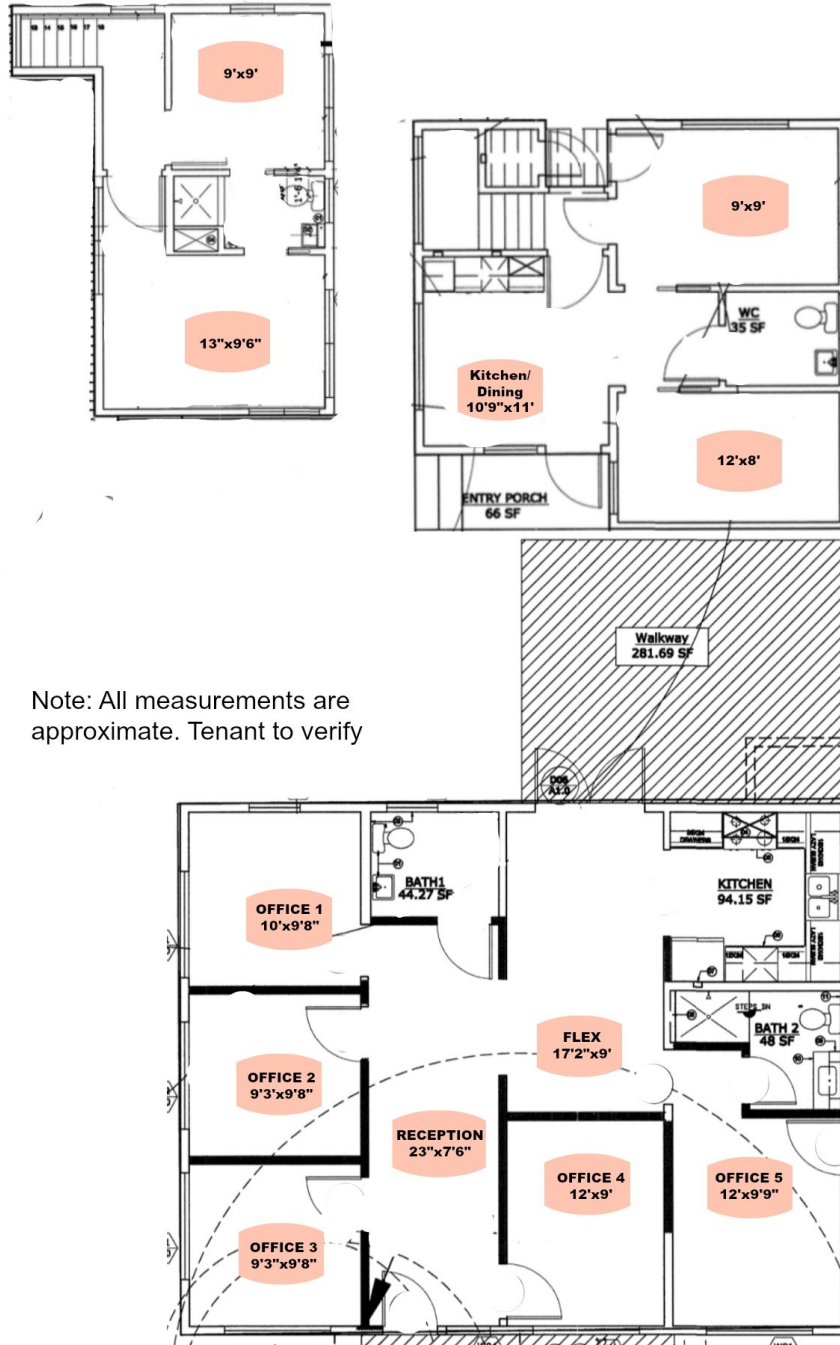
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**Unit B - Second Floor**



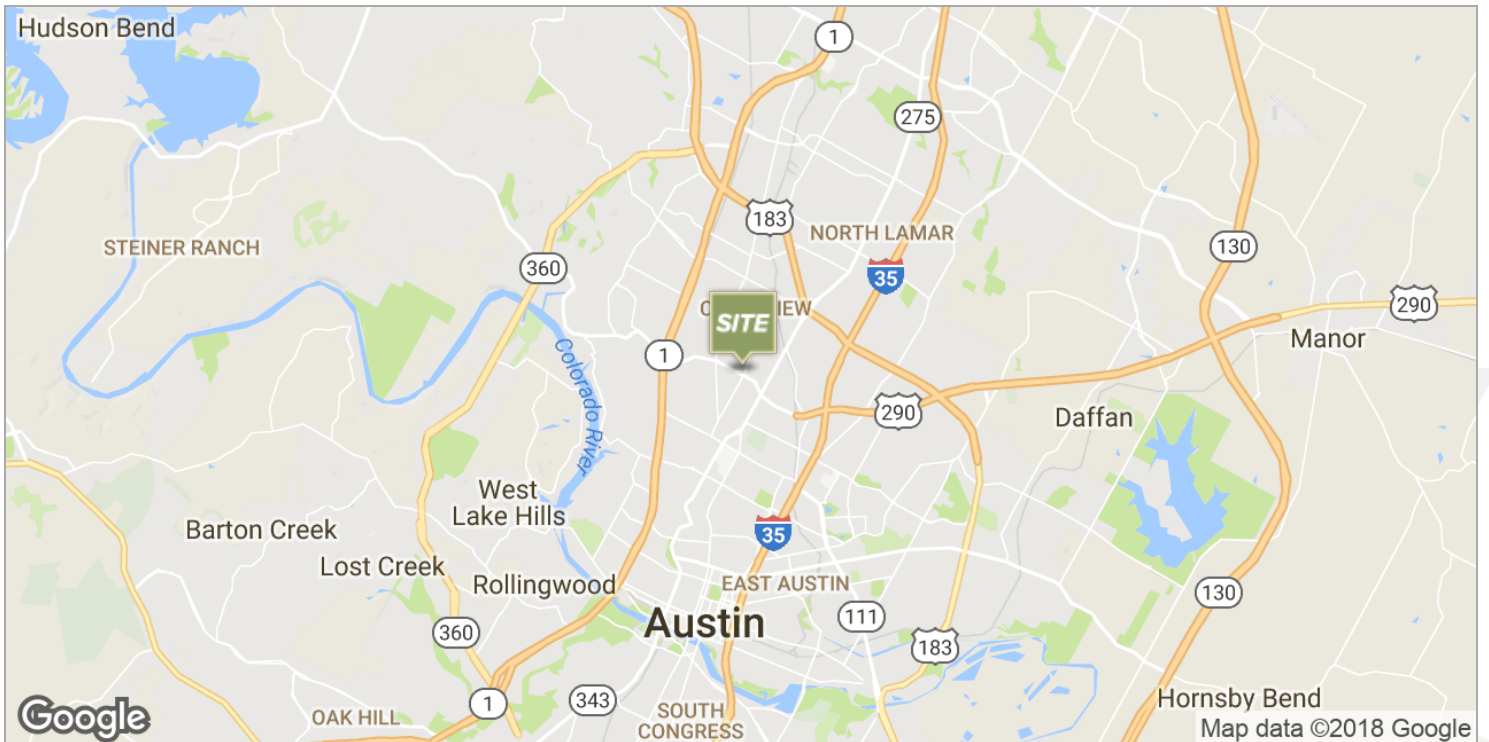
Note: All measurements are approximate. Tenant to verify

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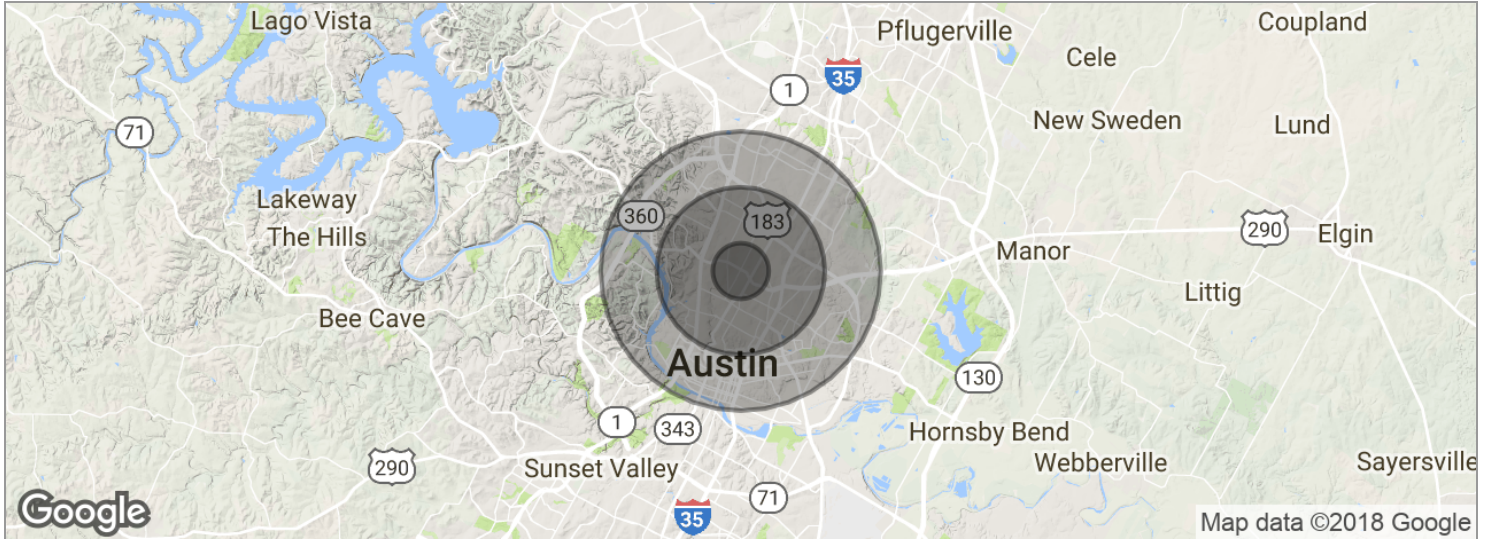


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## POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 15,111 | 147,055 | 321,318 |
| Median age          | 34.9   | 31.7    | 32.0    |
| Median age (Male)   | 34.8   | 31.4    | 31.6    |
| Median age (Female) | 35.3   | 32.4    | 32.7    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 7,999     | 63,772    | 134,993   |
| # of persons per HH | 1.9       | 2.3       | 2.4       |
| Average HH income   | \$62,340  | \$63,541  | \$70,574  |
| Average house value | \$255,745 | \$293,885 | \$325,196 |

\* Demographic data derived from 2010 US Census

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