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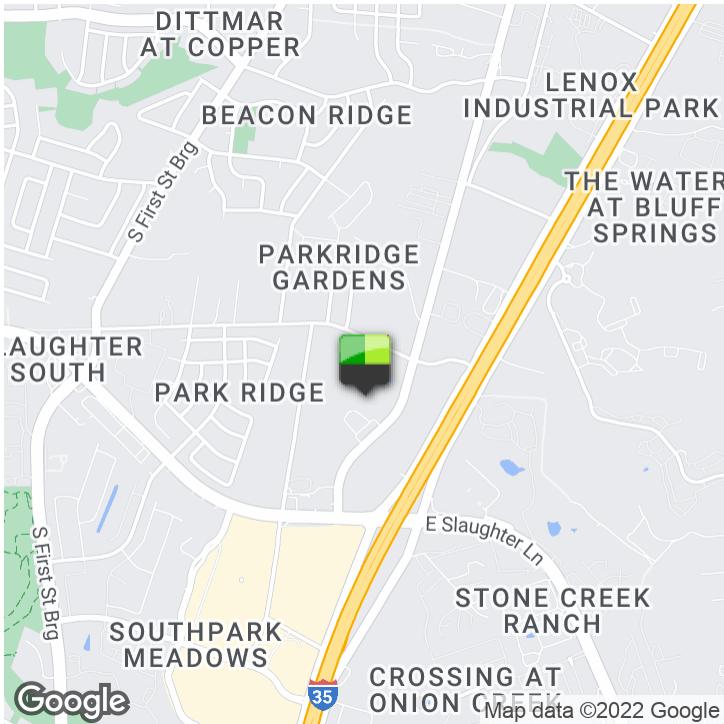
8708 SOUTH CONGRESS
AVE., AUSTIN, TX 78745

TEXAS PREMIER CABINETS SUBLEASE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	24,000 SF
Available SF:	2,000 SF
Zoning:	CS-CO
Market:	Austin
Submarket:	South Austin

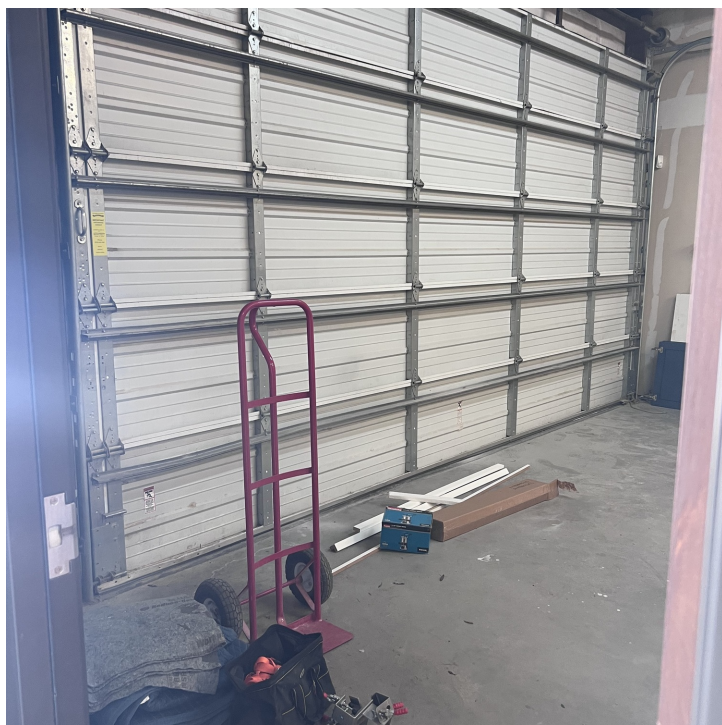
PROPERTY OVERVIEW

- 2,000sf Flex space for lease:
- ADA Restroom
 - Full HVAC
 - Office Space
 - Extra Wide Grade Level Roll Up
- Reach out today for more information!

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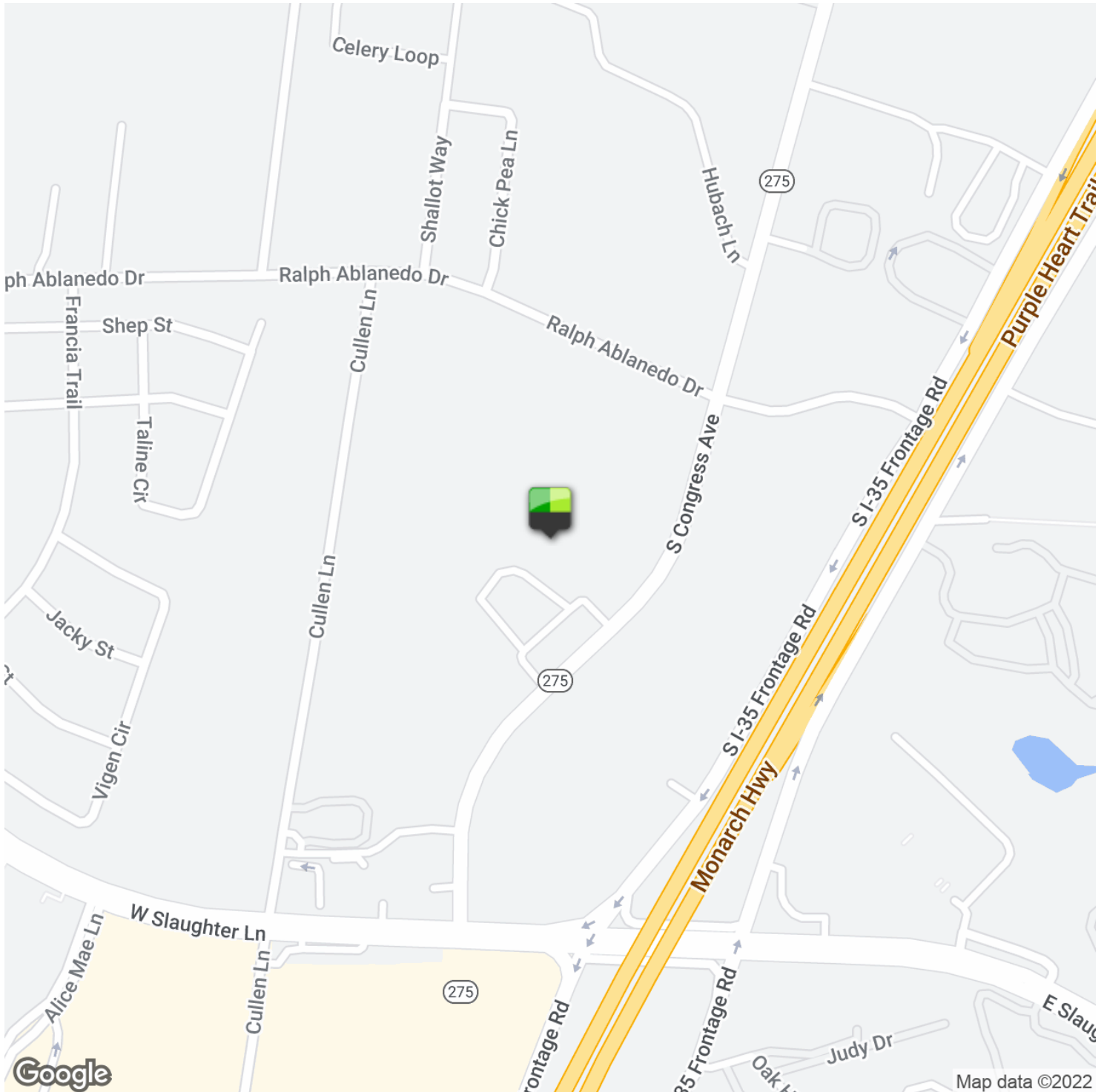
ADDITIONAL PHOTOS



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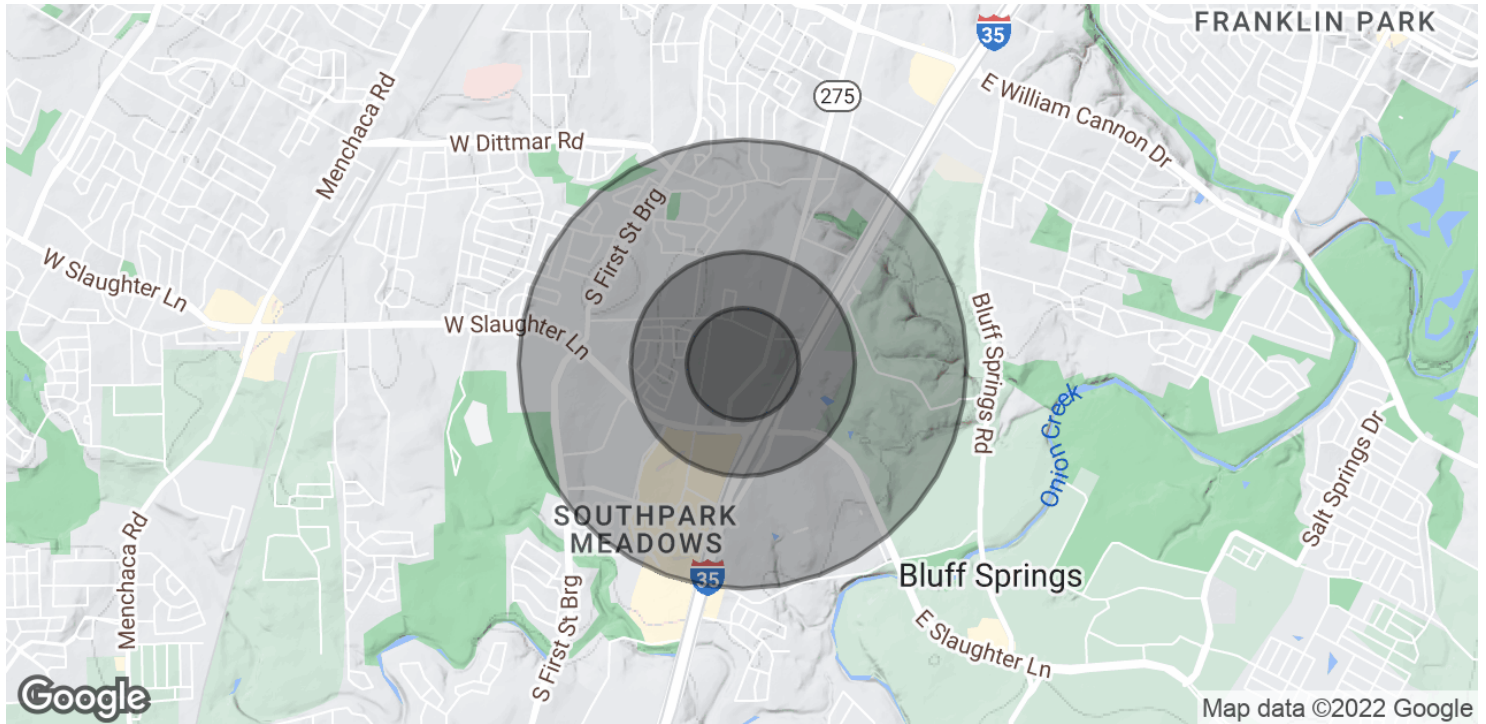
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,097	3,728	14,249
Average Age	31.8	32.5	32.8
Average Age (Male)	31.7	33.0	33.5
Average Age (Female)	29.8	31.0	32.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	660	2,039	6,876
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$80,852	\$83,976	\$79,594
Average House Value	\$212,811	\$228,485	\$210,650

* Demographic data derived from 2020 ACS - US Census