

FOR LEASE

AMLI 5350

A5350 BURNET ROAD, AUSTIN, TEXAS 78756



Retail Science from CBRE

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CBRE

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5350 BURNET ROAD | AUSTIN, TEXAS 78756



PROPERTY INFO

- + Located near Austin's most sought after neighborhood, in the high-growth urban core of Central Austin.
- + Mixed- use development consisting of 175 apartment units above 9,000 sf of ground floor retail offering convenient parking garage access.
- + Close to major employers including The University of Texas, Seton Hospital, and the Texas Department of State Health Services.
- + Area retailers include, HEB, CVS Pharmacy, Fonda San Miguel, Monkey's Nest Coffee, Hat Creek Burger Company Amy's Ice Cream, Pinthouse Pizza, Torchy's Tacos, Little Woodrow's, Thundercloud Subs, Brooklyn Pie Co, Phil's Ice House, Blue Star Cafeteria, Barley Swine, Lick Ice Cream, and Bufalina.

AVAILABLE SPACE

- + 2,093 SF- ideal for service users or retail

RATES | NNN

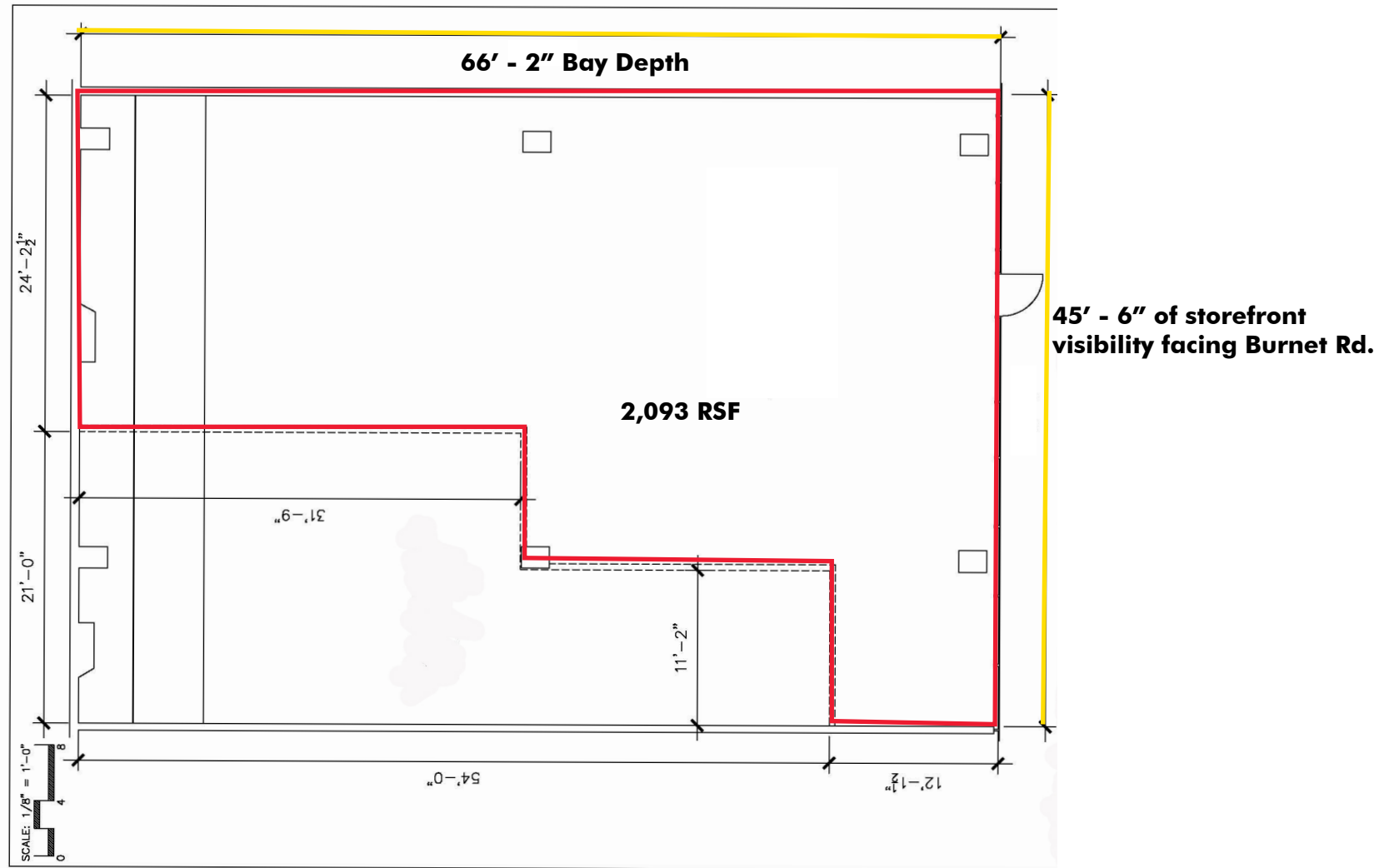
- + Please call for rates | \$9.32/ SF NNN



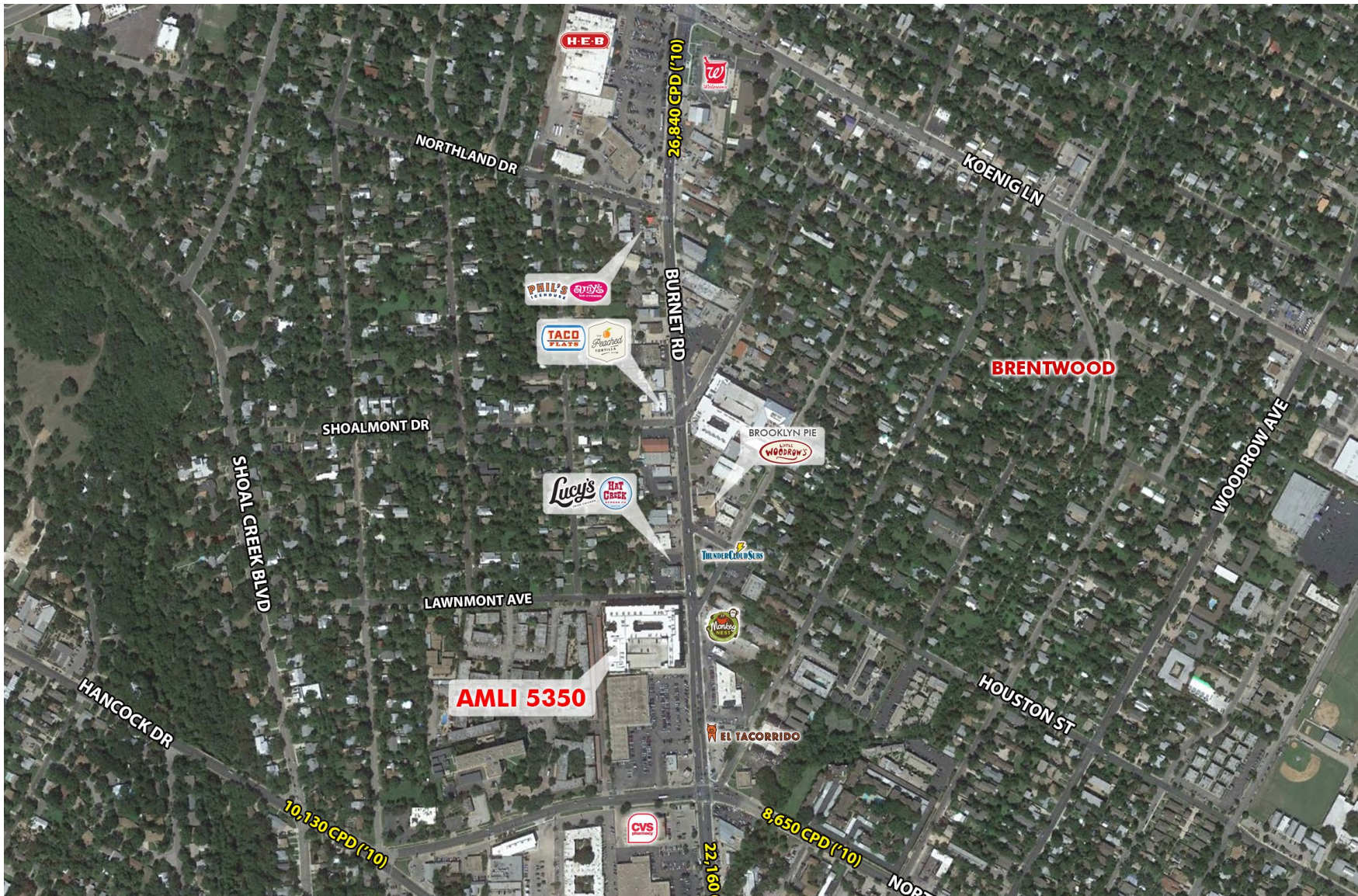
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PROPERTY INFO

Demographic Summary

	1 Mile	3 Miles	5 Miles
2016 Population	14,166	145,479	318,365
2016 Daytime Population	18,182	187,153	461,564
2016 Avg HH Income	\$89,344	\$78,867	\$84,247

Traffic Counts

Burnet Road	23,375 vpd
2222	31,722 vpd



CONTACT US

Sergio Negrete

512 499 4959
sergio.negrete@cbre.com

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