



Brushy Creek Commons

15912 N RR 620, Austin, TX 78753



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Brushy Creek Commons

\$22.00 - \$30.00 /SF/YR

Great Location downstairs unit, Currently Vape store. Ready to Move in. The unit #105 has a private restroom and ready to run as a retail shop for Vape or any other retail shop. The Building has Elevator and two stairs for easy access to upstairs. Excellent Visibility on RR 620. Tenant can Just take over the existing Vape lease. Inventories will be sold cheap by the owner/operator....

- Great visibility, Right on the main artery of RR 620. Surrounded by Residential Neighborhood. The building includes an elevator.



Rental Rate: \$22.00 - \$30.00 /SF/YR

Total Space Available: 2,950 SF

Max. Contiguous: 2,050 SF

Property Type: Shopping Center

Center Type: Strip Center

Stores: 2

Center Properties: 1

Frontage: 119' on N RR 620

Gross Leasable Area: 13,360 SF

Walk Score ®: 30 (Car-Dependent)

Rental Rate Mo: \$2.50 /SF/MO

1st Floor Ste 105

Space Available	900 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	4 Years

Existing Vape shop with Drop-down security shutter door. Just take over the lease. Inventories will be sold cheap

1

2nd Floor Ste 202

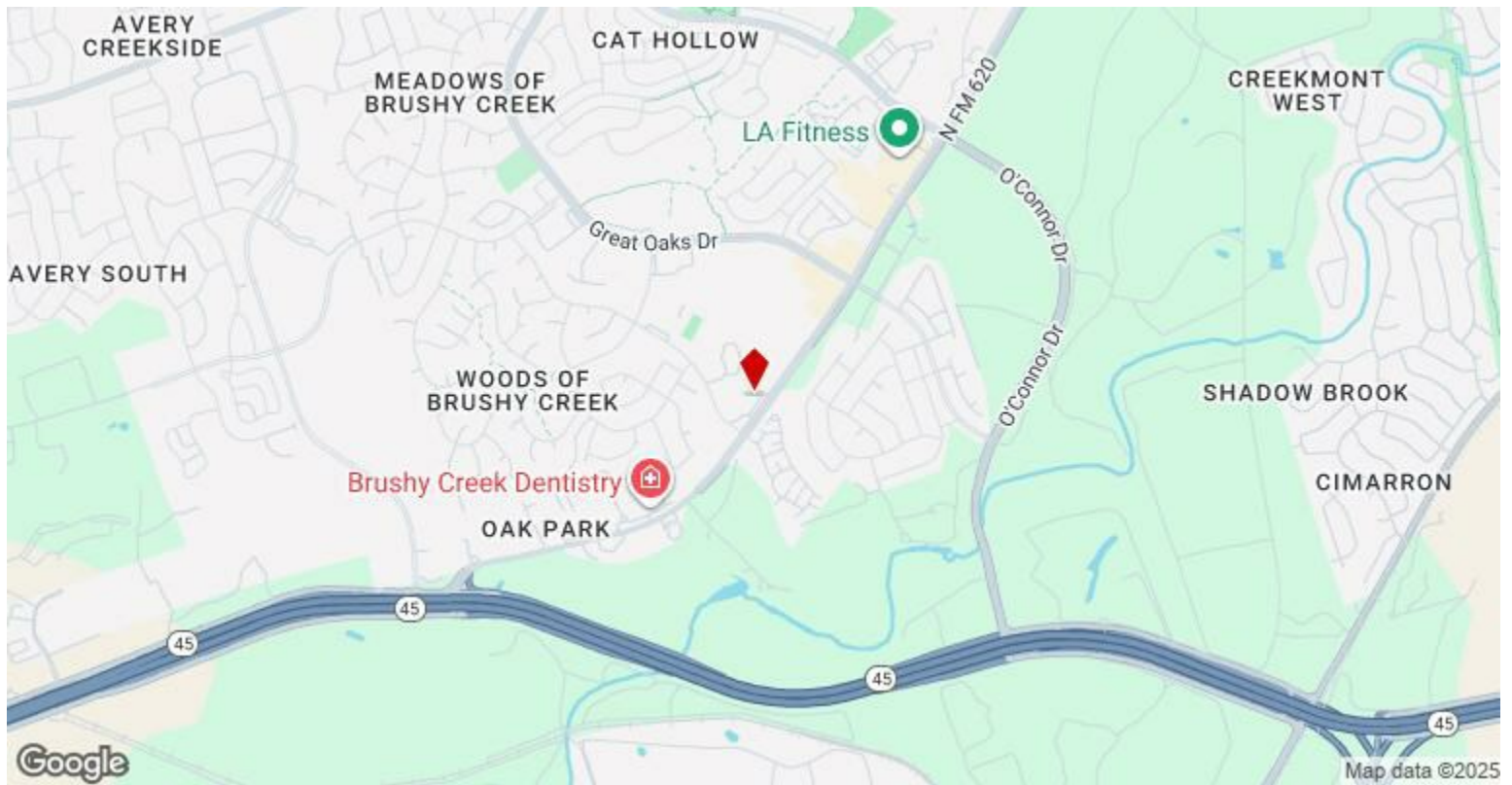
Space Available	2,050 SF
Rental Rate	\$22.00 /SF/YR
Date Available	April 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Currently serving as a Retail Gun Shop, with store front space, two rest rooms, storage rooms and big open space. ADA compliant with Elevator for access

2

Major Tenant Information

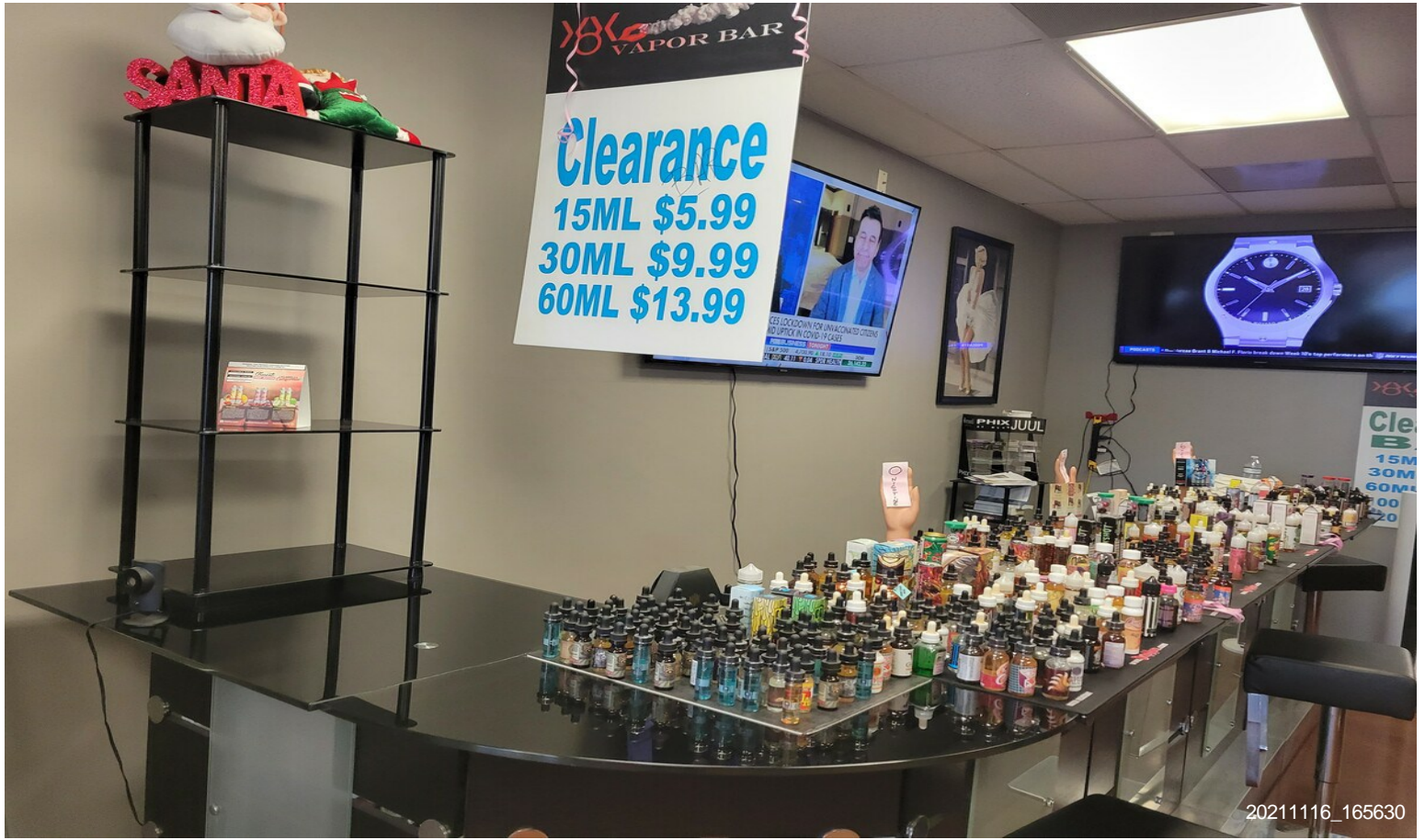
Tenant	SF Occupied	Lease Expired
Copper top tavern	-	



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Property Photos



Property Photos



Property Photos



Building Photo



Aerial