



Citywide Realty  
**TEAM ELITE**

Incredible location in the heart of 78704 near Oltorf & South 1st St. intersection. This property has easy access with plenty of parking. Close to popular restaurants & attractions; only minutes from downtown!



# 502 W. Oltorf St, Austin, TX 78704

## RETAIL SPACE - FOR LEASE



Retail Space FOR LEASE

1,030 sq. ft.

- +/- 42,922 vehicles per day along South Lamar Boulevard
- Great Location on W Oltorf
- HEB across Oltorf St.
- Dense surrounding neighborhoods with strong demographics
- Easy Access to HWY 290



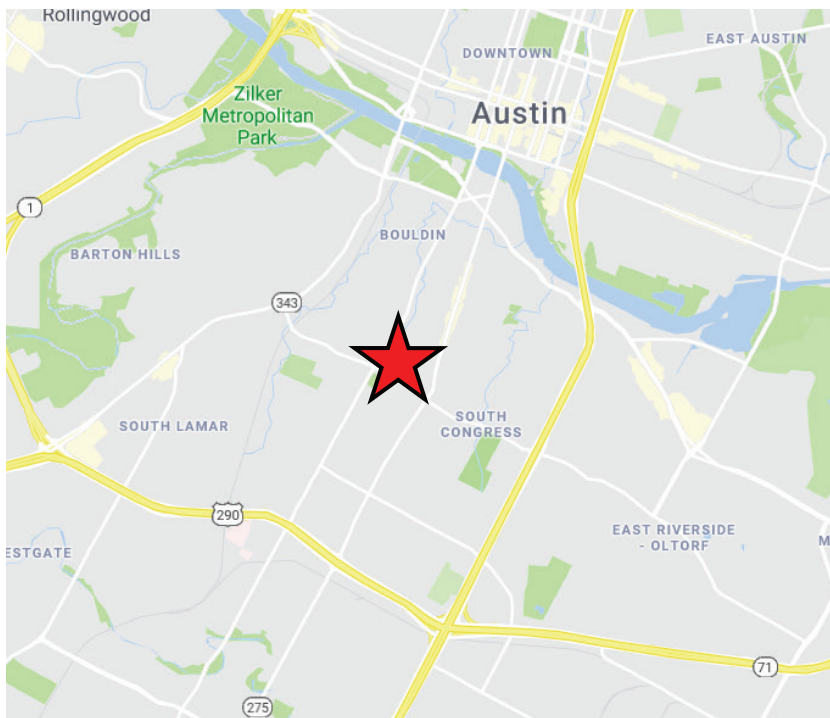


# Aerial

502 W. Oltorf St. Austin, TX 78704



Boundary lines shown are approximate



**Andy Patlan, Broker**

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[www.ATXHomeSearch.com](http://www.ATXHomeSearch.com)



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# Location

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	1 Mile	3 Mile	5 Mile
2017 Total Population:	20,642	163,449	359,365
2022 Population:	22,895	182,325	398,289
Pop Growth 2017-2022:	10.91%	11.55%	10.83%
Average Age:	34.40	34.30	33.60
2017 Total Households:	9,493	75,502	149,204
HH Growth 2017-2022:	10.79%	11.57%	11.05%
Median Household Inc:	\$59,557	\$54,650	\$53,794
Avg Household Size:	2.10	2.10	2.30
2017 Avg HH Vehicles:	1.00	1.00	2.00
Median Home Value:	\$380,454	\$358,198	\$294,694
Median Year Built:	1973	1982	1982

## NEARBY



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