



West Campus Bar

**Cody Chipman**

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# 2908 Fruth St

## Bar/Cafe



### Location

2908 Fruth St  
Austin, Texas 78705



### Zoning

CS1; MU



### Available Space

1754 sqft  
.26ac



### Rate

\$8200/month + NNN



### Traffic Counts

Guadalupe x W 30th - 36,528 CPD  
Guadalupe x W 29th - 28,873 CPD



## 2021 Demographic Snapshot (2mi)

Population: **40,583**

Average household income: **\$108,268**

Consumer spending on alcohol: **\$29,875,445**

## Property Information:

- Formerly the iconic Spider House Cafe
- Vintage decor with old Austin charm
- Spacious courtyard and deck
- 2 minute drive from University of Texas campus

