

FOR LEASE

2,100 SF of 2nd Gen. Iconic Austin Retail

RETAIL



1800 SOUTH FIRST ST, AUSTIN, TX 78704

www.cbre.us/TXretail

CBRE

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PROPERTY INFO

- Classic retail location located on the corner of South First and Annie, in the heart of South First
- Enjoys high traffic counts (23,911 VPD) and caters to the surrounding hip South Austin neighborhoods with strong demographics
- Available for single-tenant lease or ground lease

AVAILABLE SPACE

- 2,100 SF

AVAILABLE SPACE

- \$36 NNN (NNN's=\$8.50)

2020 DEMOGRAPHICS

Miles	1	2	3
Population	21,871	175,001	373,096
Daytime Population	25,112	252,189	465,128
Median Age	34.7	31.1	30.6
Households	11,655	80,599	158,491
Average Household Income	\$117,085	\$101,315	\$98,849



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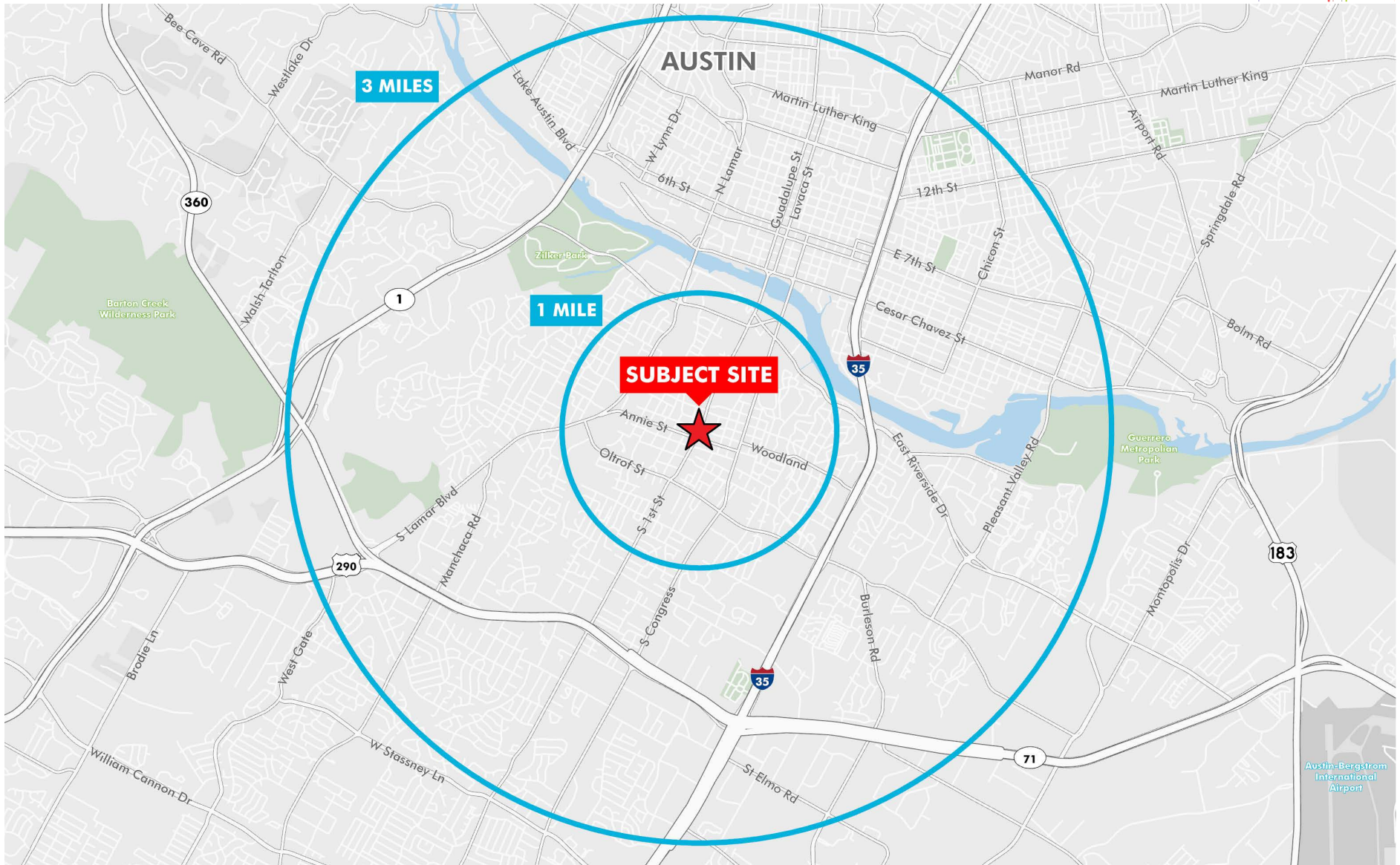
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