

FOR LEASE



TOWNE SQUARE

SEC OF WILLIAM CANNON & MANCHACA

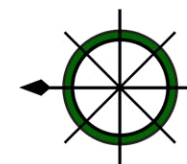
AUSTIN, TEXAS

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DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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TOWNE SQUARE | 1901 W William Cannon Dr, Austin, Texas 78745

OVERVIEW

- 795 SF - 5,000 SF Available
- 2nd Generation Restaurant Available
- Located at the southeast corner of William Cannon Dr & Manchaca Rd
- Hard Corner, Signalized Intersection
- High Profile Shopping Center in the heart of South Austin
- Extensive exterior renovations completed in 2018
- Excellent Visibility and Easy Access
- Call for Pricing and NNN

TRAFFIC COUNTS

William Cannon Dr: 29,888 VPD (TXDOT 2019)

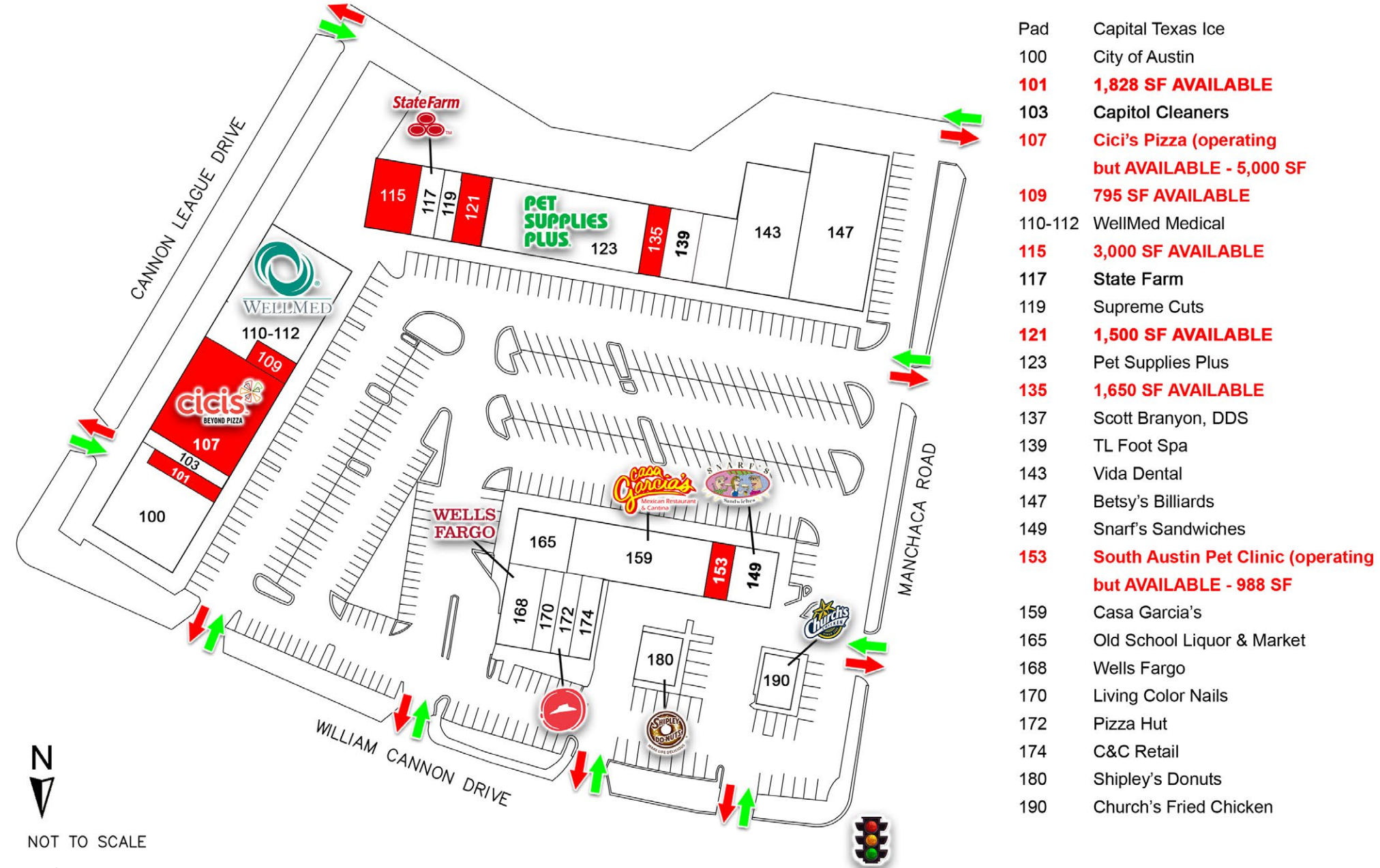
Manchaca Rd: 30,332 VPD (TXDOT 2018)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	17,681	132,098	311,309
Daytime Pop.	14,527	120,900	294,820
Avg HH Income	\$92,204	\$88,606	\$102,844



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W William Cannon Dr

Manchaca Rd

25,983 VPD (18)

29,888 VPD (19)

30,332 VPD (18)

Southland

Cheshire Garden Apartments

SPROUTS FARMERS MARKET

ROYAL FIG CATERING

INIC

Capitol Cleaners

BBVA

CVS pharmacy

Wells Fargo

Bob's

TITLEMAX

W William Cannon Dr

Manchaca Rd

Elmcroft of Austin

Wells Fargo

Cici's

PET SUPPLIES PLUS

State Farm

WELL MED

vis dental

Betty's BILLIARDS

Spots

SHORT STOP

Canonleague Dr

Bissel Ln

SITE



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