



RETAIL PROPERTY FOR LEASE

78704 Center

2210 S 1ST ST
AUSTIN, TX 78704



OFFERING SUMMARY

Building SqFt	9,493 SqFt
Year Built	1976
Lot Size (acres)	0.65
Parcel ID	0402031013
Zoning Type	Commercial
County	Travis
Coordinates	30.244015,-97.758479

PROPERTY OVERVIEW

Located along the robust commercial corridor on South 1st St and surrounded by multiple apartment communities and residential neighborhoods, 78704 Center offers tenants a prime opportunity to succeed. The space would be an ideal location for a retail store, boutique shop, coffee shop, or any similar business. 78704 Center's premier location, brand-new look, strong tenancy, high foot traffic provide an ideal leasing opportunity in a dense location with excellent demographics.

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Glass Storefronts with Aluminum Frames.
- Significant residential development.
- Densely populated residential neighborhood.
- One of the strongest and most desirable retail trade areas within Austin.
- Adjacent to a large retirement community.



Transilience Property Group
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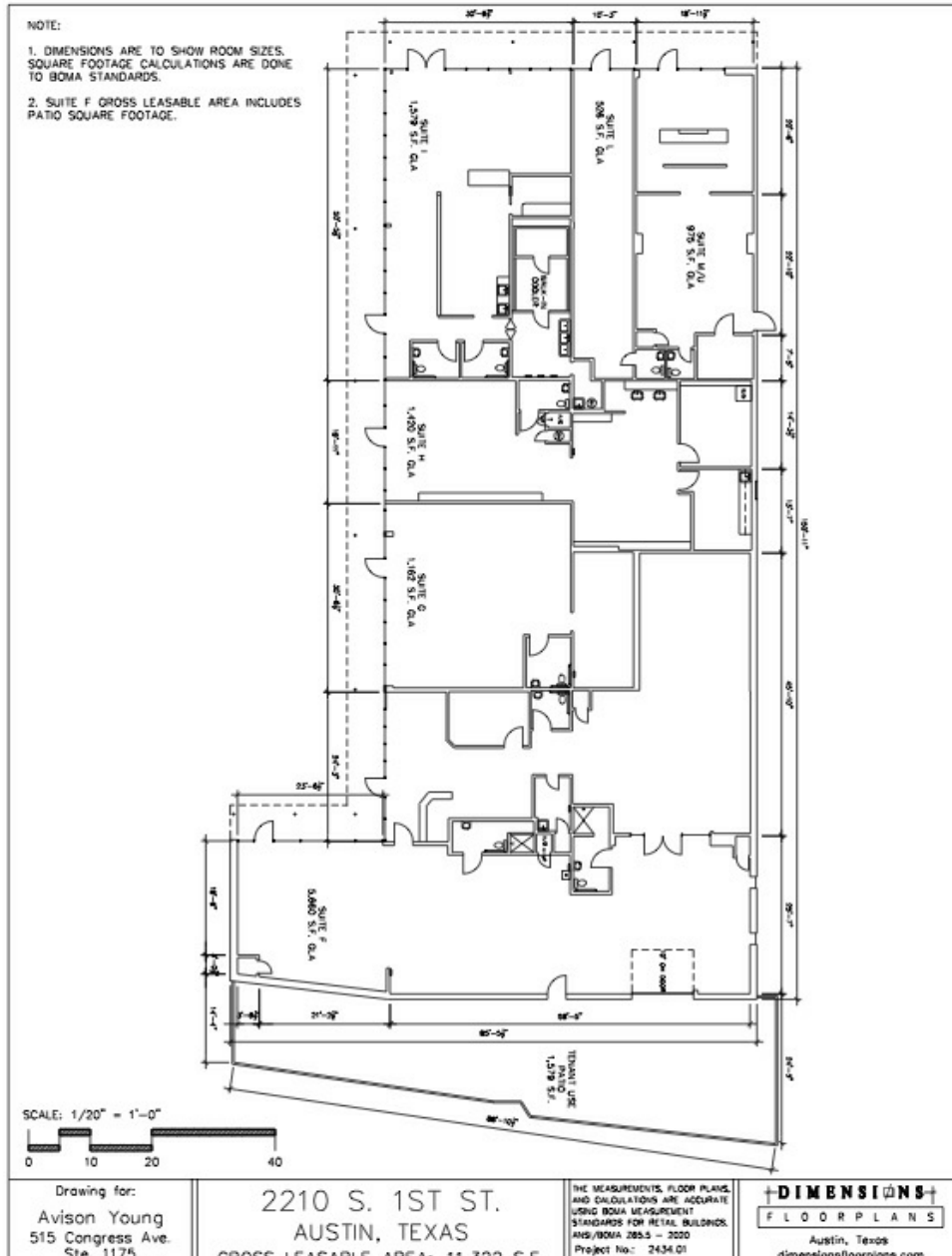
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#L	--	\$ 60.00 - 65.00 SF/Yr	NNN	526 SF	3 - 7 Yrs



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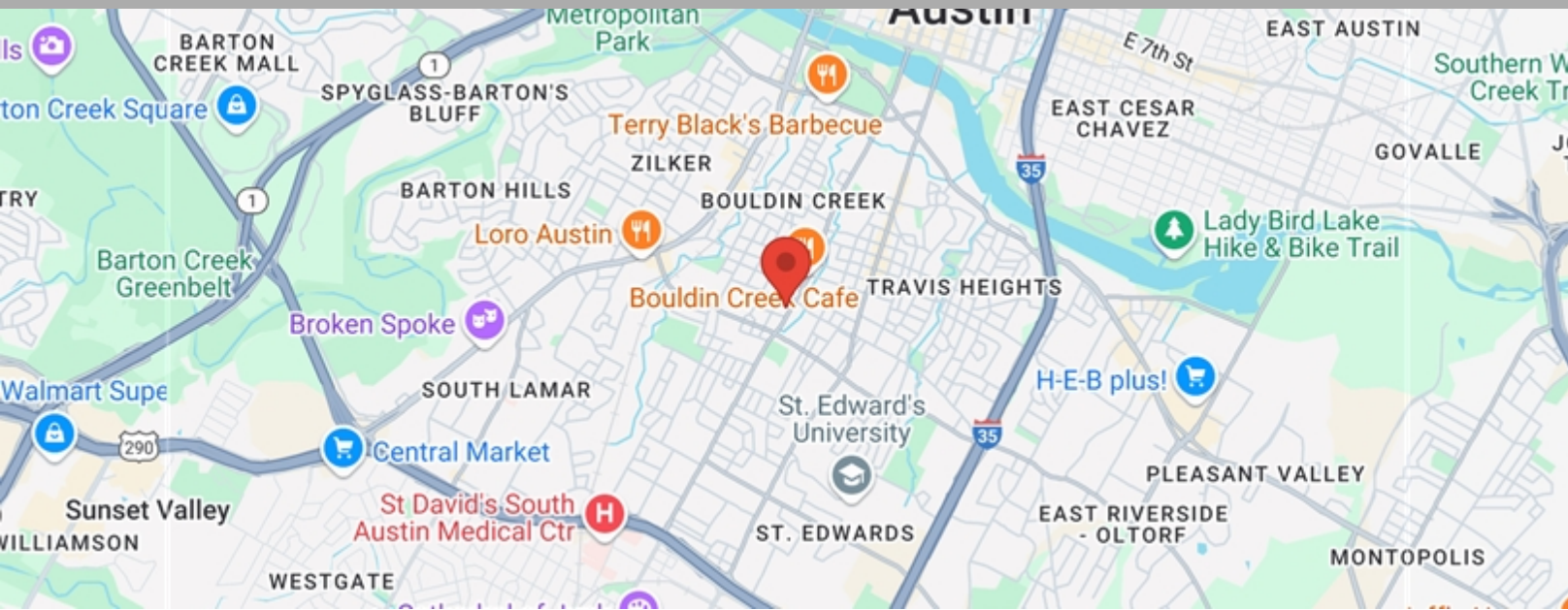




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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,778	132,444	284,027
2010 Population	16,390	135,734	304,189
2024 Population	19,844	165,401	363,993
2029 Population	20,009	172,021	375,488
2024-2029 Growth Rate	0.17 %	0.79 %	0.62 %
2024 Daytime Population	23,756	307,035	548,397

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	771	7,792	17,138
\$15000-24999	333	3,124	6,926
\$25000-34999	395	3,918	8,264
\$35000-49999	802	7,565	15,222
\$50000-74999	1,569	13,081	26,951
\$75000-99999	1,467	9,971	20,303
\$100000-149999	1,430	12,031	23,927
\$150000-199999	940	9,142	16,879
\$200000 or greater	3,195	17,645	31,959
Median HH Income	\$ 102,866	\$ 90,198	\$ 84,803
Average HH Income	\$ 173,660	\$ 143,272	\$ 135,703

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,087	57,218	115,532
2010 Total Households	8,186	61,021	126,242
2024 Total Households	10,903	84,269	167,570
2029 Total Households	11,344	91,423	179,261
2024 Average Household Size	1.76	1.82	2.05
2024 Owner Occupied Housing	4,154	24,200	57,702
2029 Owner Occupied Housing	4,330	24,949	59,293
2024 Renter Occupied Housing	6,749	60,069	109,868
2029 Renter Occupied Housing	7,015	66,474	119,968
2024 Vacant Housing	1,285	10,628	19,698
2024 Total Housing	12,188	94,897	187,268



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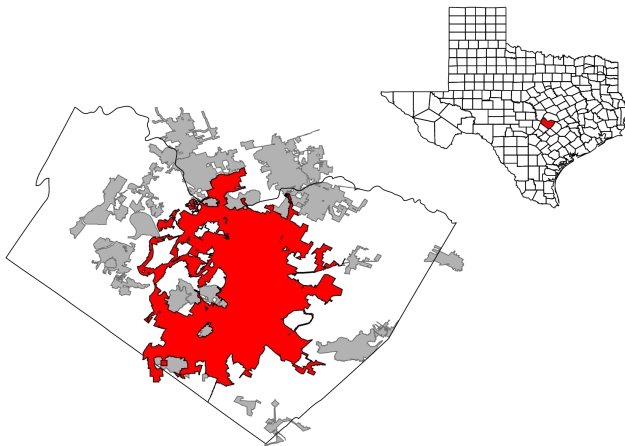
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ABOUT AUSTIN

Austin (AW-stin) is the capital of the U.S. state of Texas and the county seat and most populous city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it is the 24th-largest metropolitan area in the United States, the 11th-most populous city in the United States, the fourth-most populous city in the state after Dallas, San Antonio, and Houston, and the second-most populous state capital city after Phoenix, the capital of Arizona. It has been one of the fastest growing large cities in the United ...



CITY OF AUSTIN

County	Travis
Incorporated	12/26/1839

AREA

City	326.5 sq mi
Land	319.9 sq mi
Water	6.6 sq mi
Elevation	289 ft

POPULATION

Population	974447 {{increase}}
Rank	32
Density	3,006.36 sq mi
Urban	1,809,888