

For Lease

CBRE

7900 Shoal Creek Blvd

3,087 SF 2nd Floor Office/Retail/Medical Space Available

Austin, TX 78757 | www.cbre.com



Retail

Office/Retail/Medical Space Available
7900 Shoal Creek Blvd, Austin, TX 78757

For Lease



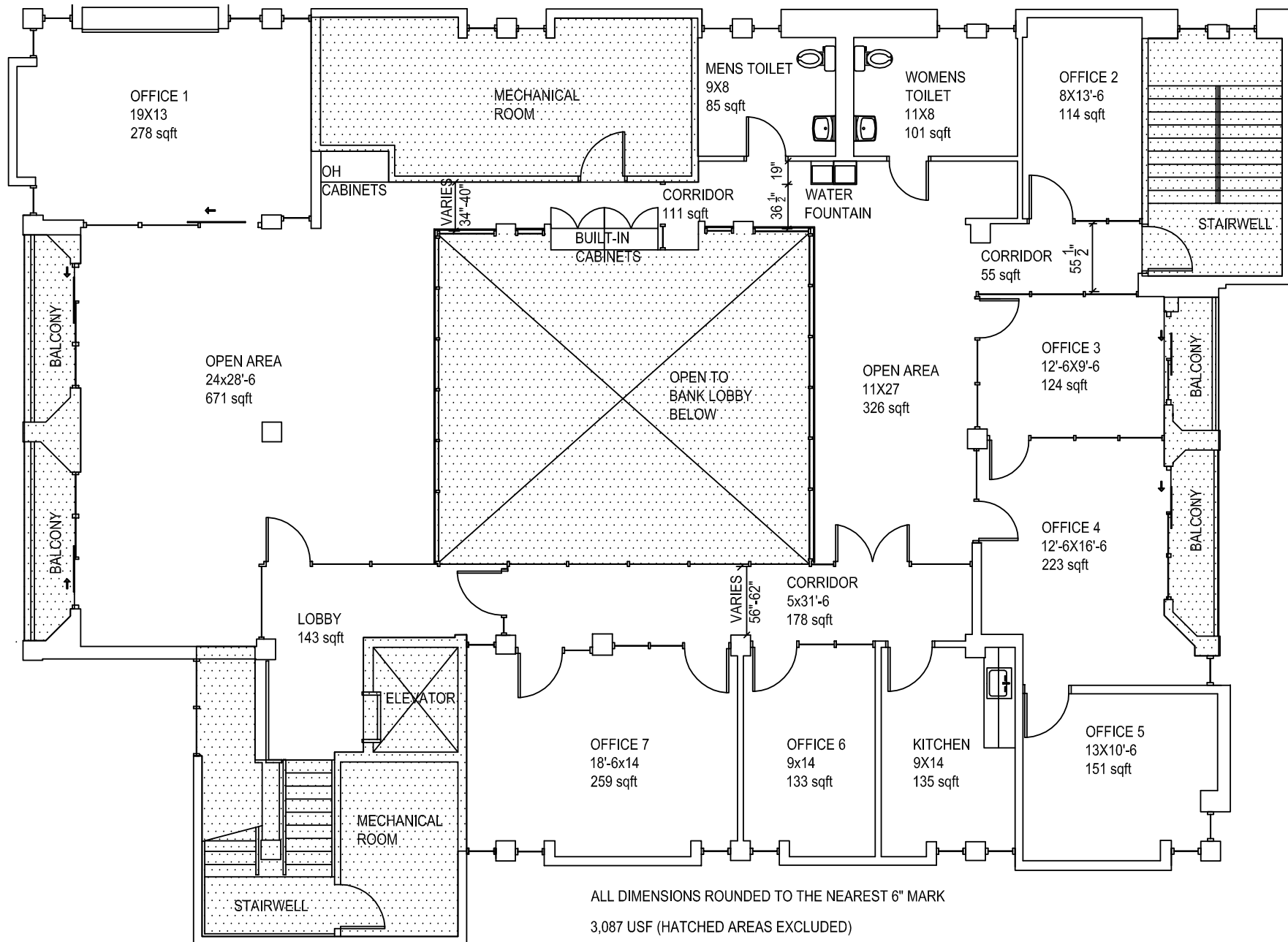
Call Broker
Rate

\$8.32 PSF
Taxes

4.9/1,000
Parking Ratio

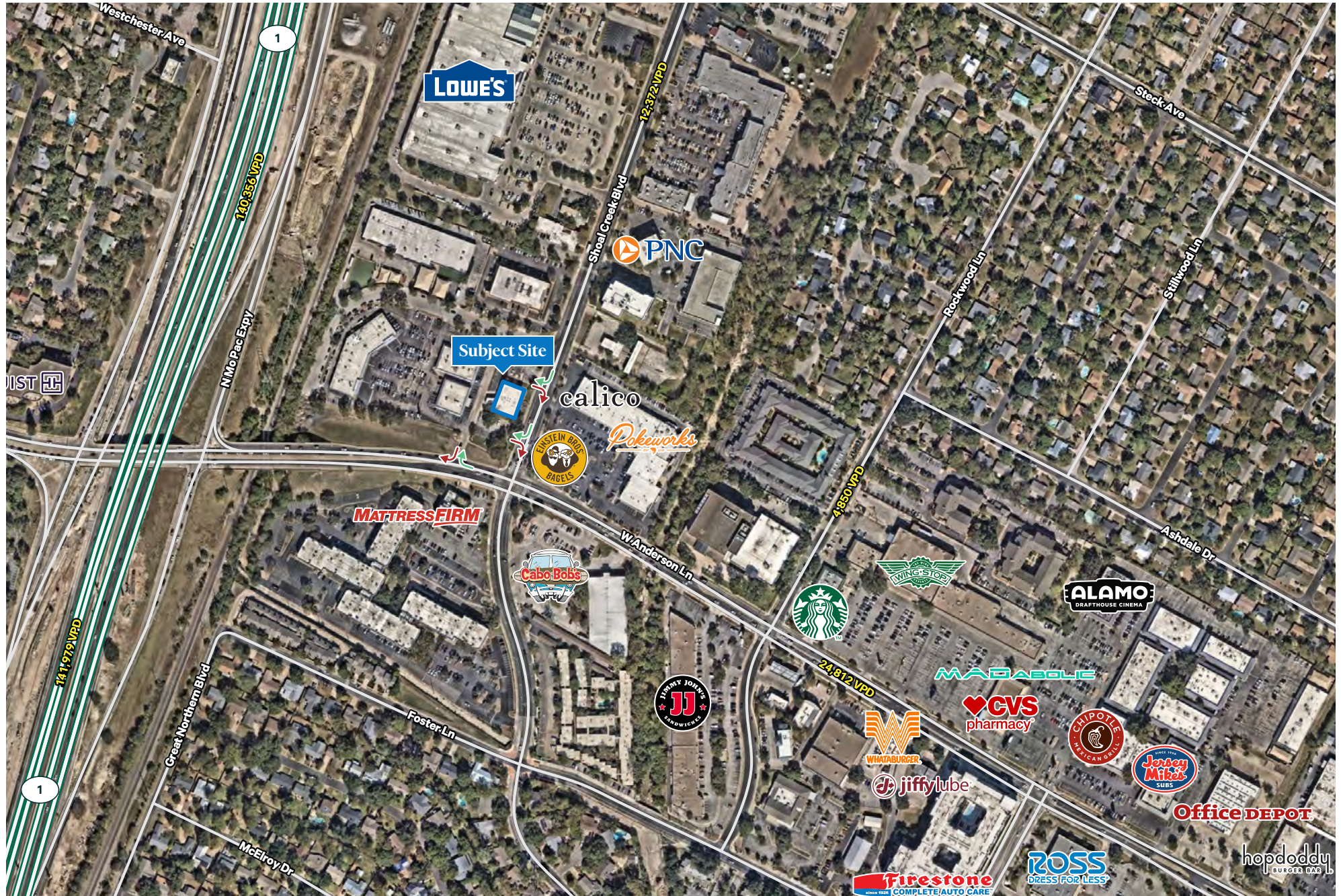
2nd Floor Office Opportunity in Freestanding Bank Building

- + Two-story, 7,763 SF office building built in 1975
- + 17 spaces available which are not assigned to Moody Bank.
- + Elevator to 2nd floor lobby
- + North Austin at the intersection of Shoal Creek Blvd. and Anderson Ln.
- + Exceptional access to Hwy 183/Research Blvd. and Mopac.
- + Blocks from shopping and restaurant areas on Anderson Lane.
- + Short drive to the Domain and the Arboretum



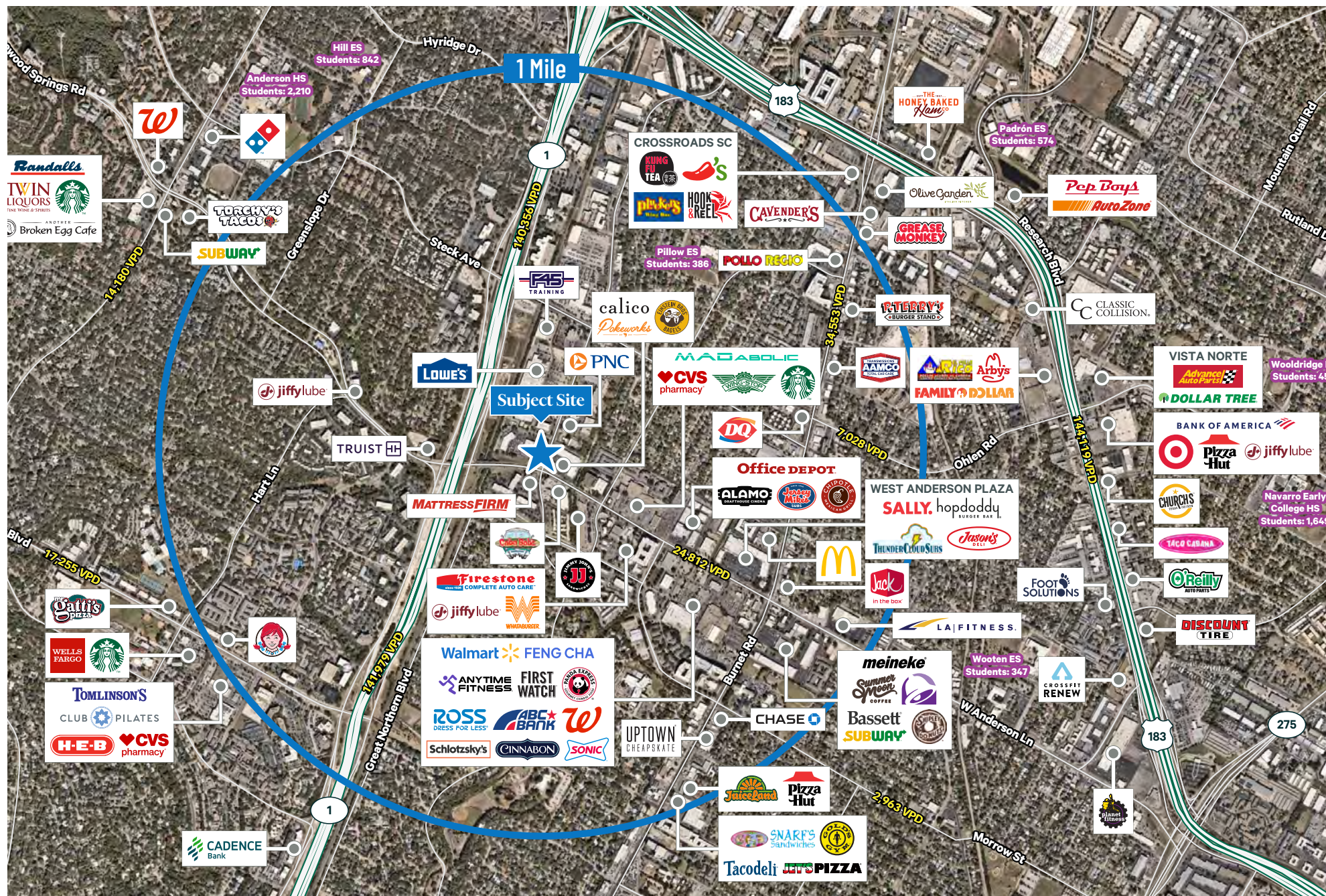
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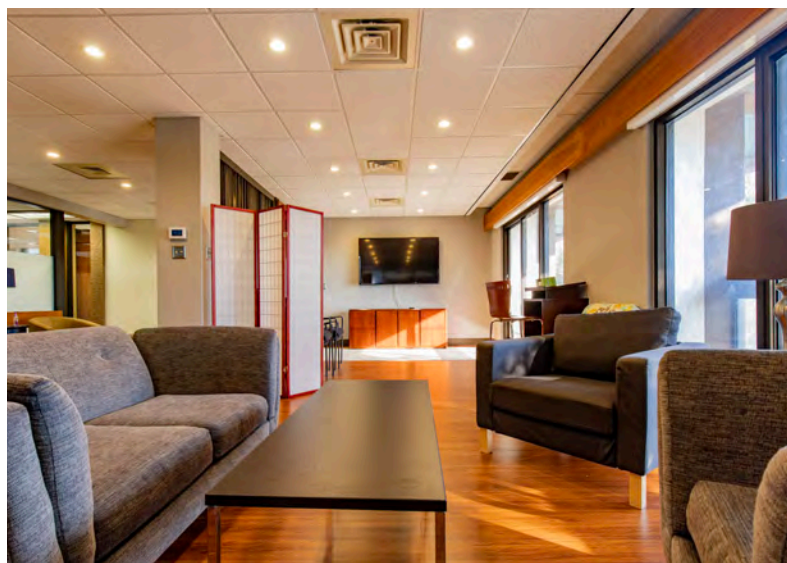
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2nd Floor - 3,087 SF
Office/Flex Opportunity



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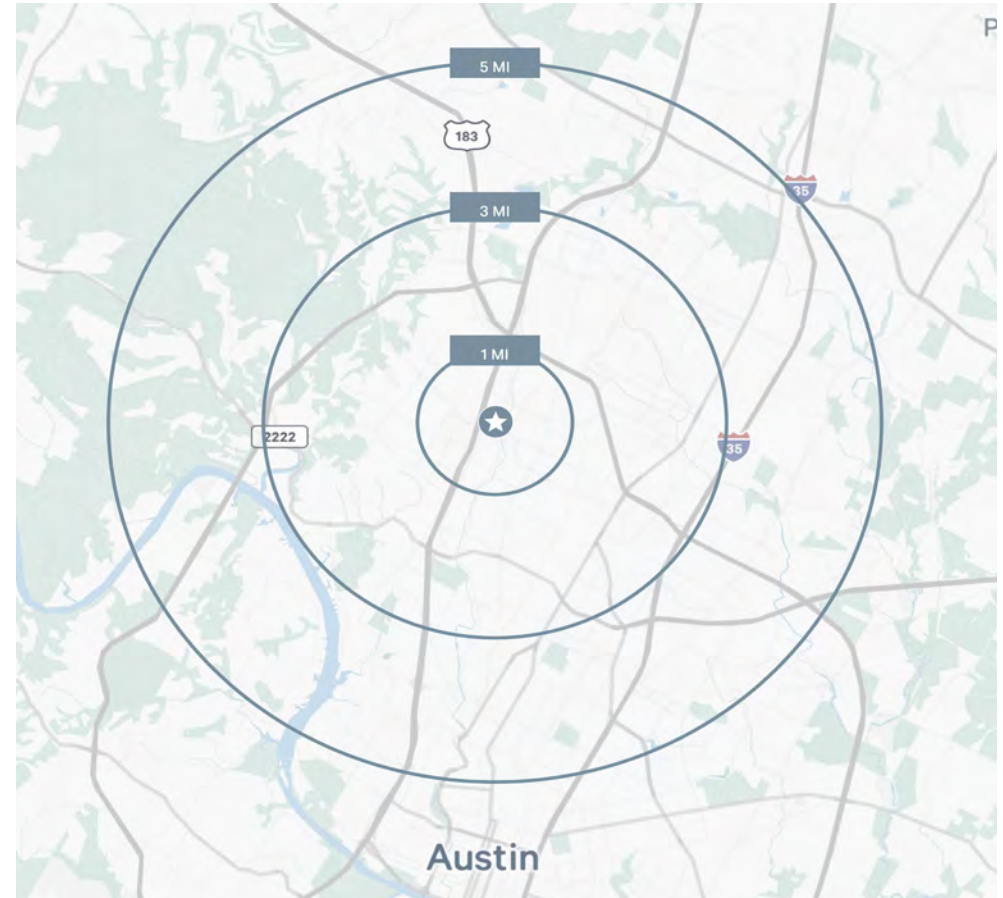
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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	14,792	127,091	310,905
Businesses	1,980	11,129	20,2015
Median Age	36.7	35.8	34.5
Average Household Income	\$123,693	\$134,289	\$135,767
Average Household Size	1.79	2.03	2.1
Daytime Population	28,312	197,394	433,293

Traffic Counts

W Anderson Lane	31,300 VPD
Shoal Creek Blvd	13,077 VPD
Rockwood Ln	4,446 VPD

Source: Costar



Contact Us

Carson Hawley
Vice President
+1 512 482 5601
carson.hawley@cbre.com

Adelaide Ehrlich
Senior Associate
+1 512 482 5600
adelaide.ehrlich@cbre.com

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