



AVAILABILITY

- » 3,300 SF
- » 3,100 SF Restaurant + Patio Opportunity
- » 5,800 SF endcap (can be demised)



LEASE RATES

Call for Details



TRAFFIC COUNTS (TXDOT)

- 45th Street: 11,854 VPD ('20)
- Bull Creek Rd: 4,745 VPD ('20)
- Mopac Expy: 162,699 VPD ('23)



PROPERTY DETAILS

- » Easy access to and from Mopac Expressway in Central Austin
- » Strong daytime density
- » Come join Austin's most popular restaurants & retailers



DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	11,313	139,672	339,843
DAYTIME POPULATION	23,015	239,785	588,091
TOTAL HOUSEHOLDS	5,647	64,187	156,711
AVERAGE HH INCOME	\$190,748	\$146,593	\$149,973



RETAILERS IN THE GROVE







StreetFront

COMMERCIAL

THE GROVE SHOPPING CENTER

SEC OF 45TH ST & BULL CREEK RD, AUSTIN, TEXAS 78731



BRETT MAZE

Maze@StreetFrontCommercial.com | 512.500.2592

BRITT MORRISON

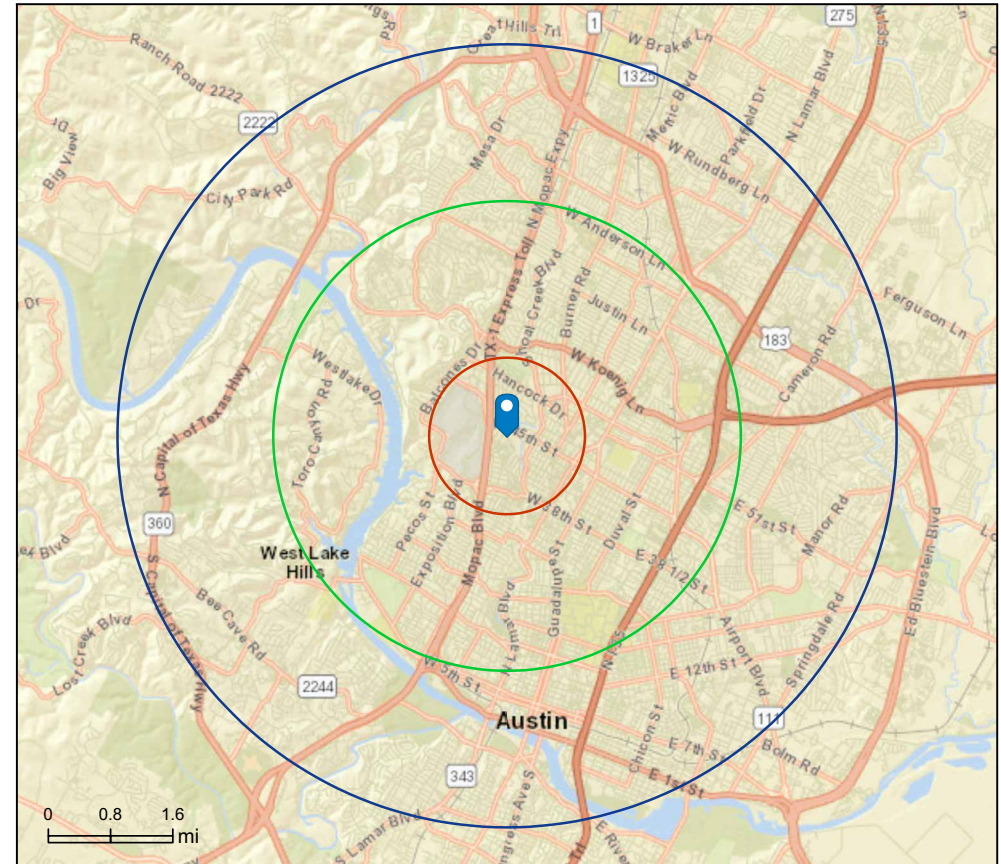
Morrison@StreetFrontCommercial.com | 512.500.2592

THE GROVE IN AUSTIN, TX | 3





	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,980	118,739	287,527
2020 Total Population	10,502	136,029	328,751
2020 Group Quarters	157	11,576	17,574
2024 Total Population	11,313	139,672	339,843
2024 Group Quarters	161	11,839	17,962
2029 Total Population	11,213	139,113	346,935
2024-2029 Annual Rate	-0.18%	-0.08%	0.41%
2024 Total Daytime Population	23,015	239,785	588,091
Workers	18,311	180,496	450,578
Residents	4,704	59,289	137,513
Household Summary			
2010 Households	4,649	52,794	122,733
2010 Average Household Size	1.90	2.00	2.21
2020 Total Households	5,145	61,047	147,102
2020 Average Household Size	2.01	2.04	2.12
2024 Households	5,647	64,187	156,711
2024 Average Household Size	1.97	1.99	2.05
2029 Households	5,724	65,930	166,546
2029 Average Household Size	1.93	1.93	1.98
2024-2029 Annual Rate	0.27%	0.54%	1.22%
2010 Families	1,966	19,419	55,193
2010 Average Family Size	2.76	2.80	3.07
2024 Families	2,521	23,030	62,727
2024 Average Family Size	2.84	2.81	2.97
2029 Families	2,515	23,021	64,462
2029 Average Family Size	2.81	2.76	2.90
2024-2029 Annual Rate	-0.05%	-0.01%	0.55%
Housing Unit Summary			
2000 Housing Units	4,824	54,488	123,981
Owner Occupied Housing Units	50.5%	39.1%	39.1%
Renter Occupied Housing Units	46.2%	57.4%	57.0%
Vacant Housing Units	3.3%	3.4%	3.9%
2010 Housing Units	5,300	57,876	136,641
Owner Occupied Housing Units	48.4%	37.2%	37.1%
Renter Occupied Housing Units	39.3%	54.0%	52.7%
Vacant Housing Units	12.3%	8.8%	10.2%
2020 Housing Units	5,479	67,367	162,329
Owner Occupied Housing Units	49.7%	34.1%	34.7%
Renter Occupied Housing Units	44.2%	56.5%	55.9%
Vacant Housing Units	6.0%	9.4%	9.3%
2024 Housing Units	6,056	71,246	174,865
Owner Occupied Housing Units	49.9%	33.9%	34.8%
Renter Occupied Housing Units	43.3%	56.2%	54.9%
Vacant Housing Units	6.8%	9.9%	10.4%
2029 Housing Units	6,280	73,944	186,505
Owner Occupied Housing Units	47.7%	32.9%	33.0%
Renter Occupied Housing Units	43.5%	56.2%	56.3%
Vacant Housing Units	8.9%	10.8%	10.7%
2024 Households by Income			
Household Income Base	5,647	64,187	156,711
<\$15,000	4.8%	14.4%	11.1%
\$15,000 - \$24,999	2.1%	3.7%	4.1%
\$25,000 - \$34,999	5.1%	4.8%	4.8%
\$35,000 - \$49,999	6.7%	8.8%	8.2%
\$50,000 - \$74,999	12.4%	13.7%	14.4%
\$75,000 - \$99,999	8.3%	10.0%	10.7%
\$100,000 - \$149,999	14.5%	12.4%	13.1%
\$150,000 - \$199,999	14.0%	9.8%	10.7%
\$200,000+	32.0%	22.5%	23.2%
Average Household Income	\$190,748	\$146,593	\$149,973



2024 Population 25+ by Educational Attainment			
Total	8,482	85,428	233,471
Less than 9th Grade	0.3%	1.0%	3.8%
9th - 12th Grade, No Diploma	0.8%	1.0%	2.8%
High School Graduate	4.9%	5.7%	8.5%
GED/Alternative Credential	0.5%	1.2%	2.1%
Some College, No Degree	8.3%	10.1%	11.0%
Associate Degree	4.3%	3.3%	4.1%
Bachelor's Degree	38.5%	43.6%	39.7%
Graduate/Professional Degree	42.4%	34.1%	28.0%
2024 Population 15+ by Marital Status			
Total	9,568	123,966	294,597
Never Married	35.7%	58.7%	50.2%
Married	46.7%	32.3%	37.7%
Widowed	7.8%	2.7%	3.3%
Divorced	9.8%	6.3%	8.7%