

For Lease

CBRE

# TIME Village Center

Two Suites Available

730 Stassney Lane | Austin, TX 78745 | [www.cbre.com](http://www.cbre.com)



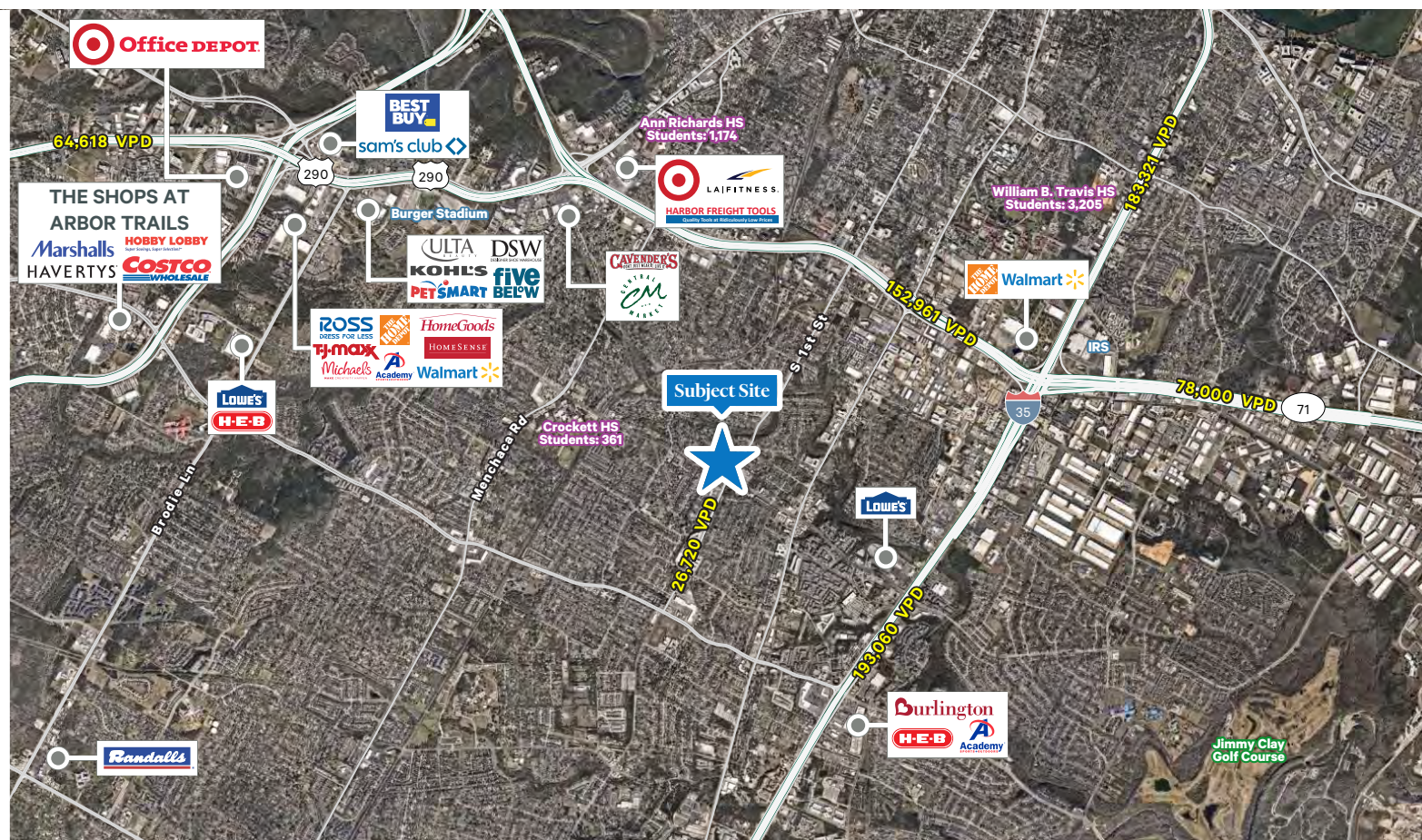
Retail

## Property Details

- + **Rate: Contact Broker**
- + 6.94/1,000 Parking Ratio
- + 55,928 SF GLA
- + Located on the NWC of S 1st & Stassney, in the heart of the rapidly changing South Austin neighborhood
- + Close to major thoroughfares
- + Densely populated area with over 335,000 people in a 5-mile radius
- + **Suites Available**
  - 110 - 7,988 SF (Occupied but Available)
  - 135 - 8,014 SF (Divisible)

### Nearby Retailers





Suites Available

- 110 - 7,988 SF  
(Occupied but Available)
- 135 - 8,014 SF  
(Divisible)





2025 Demographics	1 Mile	3 Miles	5 Miles
Population	20,762	141,879	338,939
Median Age	35.3	34.4	34.3
Average Household Income	\$109,028	\$120,285	\$136,626
Average Household Size	2.01	2.11	2.06
Businesses	540	5,912	19,524
Employees	4,358	55,824	219,324
Daytime Population	13,853	134,410	425,577

Traffic Counts	
South 1st Street	23,009 VPD
W Stassney Lane	17,953 VPD
Ramble Lane	1,158 VPD
<i>Source: Costar</i>	

## Contact Us

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

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

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.