

Retail/Office | For Lease

CBRE

The Preserve II

11500 Bee Caves Rd
Austin, TX 78738
www.cbre.com

1,449 SF | 2,953 SF | Walk-up ATM Space Available



The Preserve II

11500 Bee Caves Rd | Austin, TX 78738

Property Details

Suite 100

1,449 SF

Suite 200

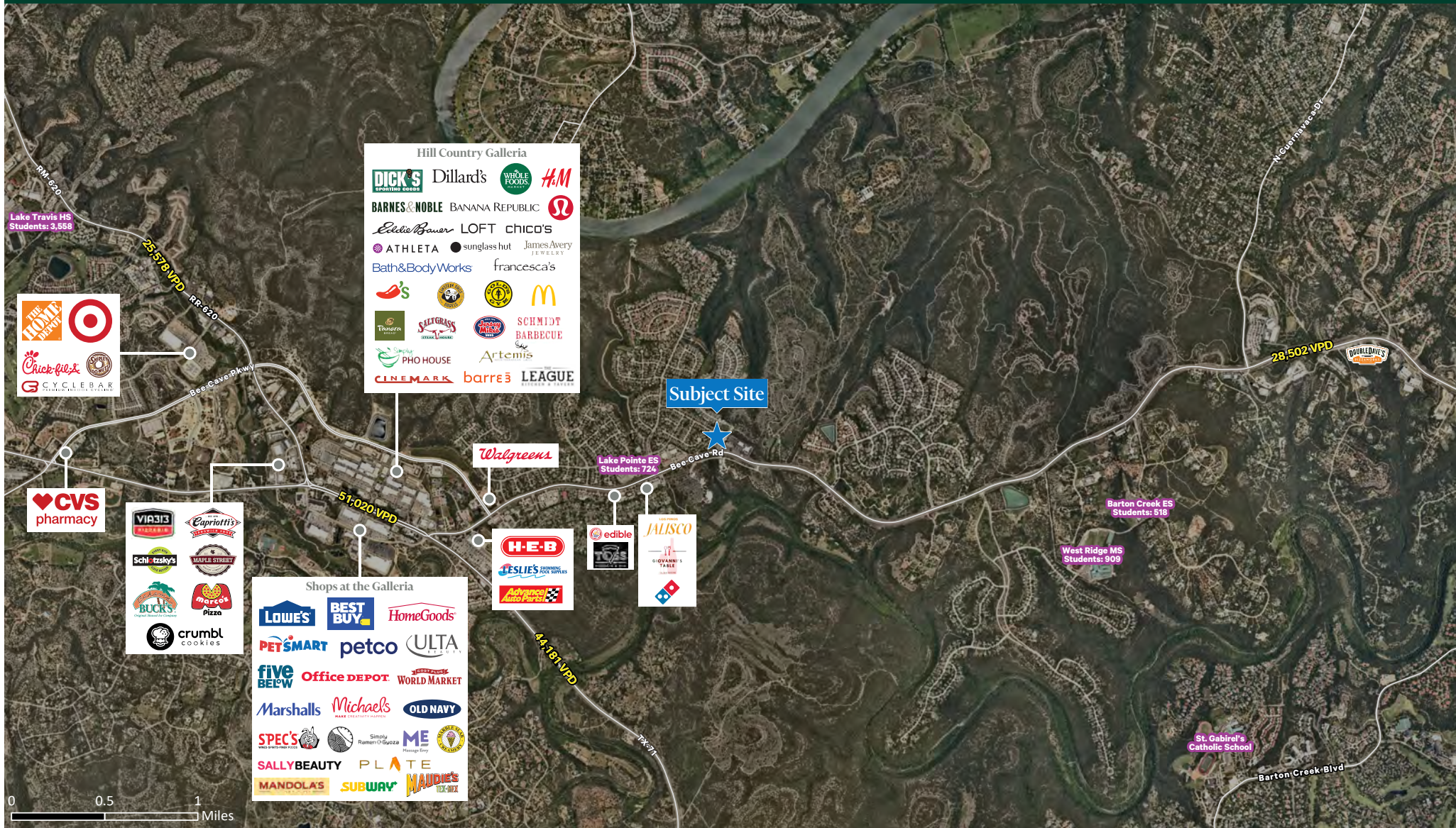
2,953 SF

- + Rate: Contact Broker
- + Unreserved surface parking
- + High visibility & signage available



Trade Aerial

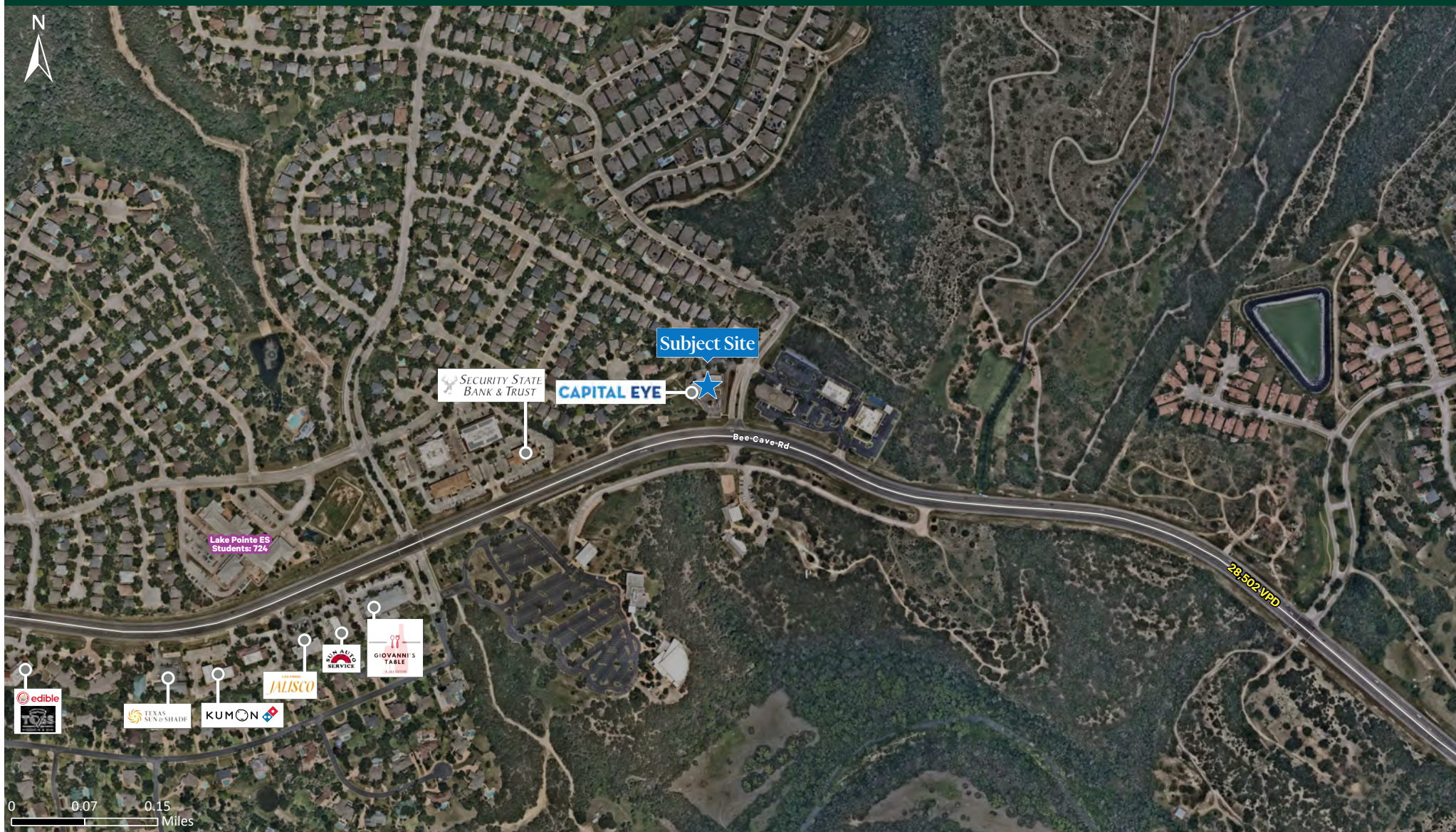
11500 Bee Caves Rd, Austin, TX 78733



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Site Aerial

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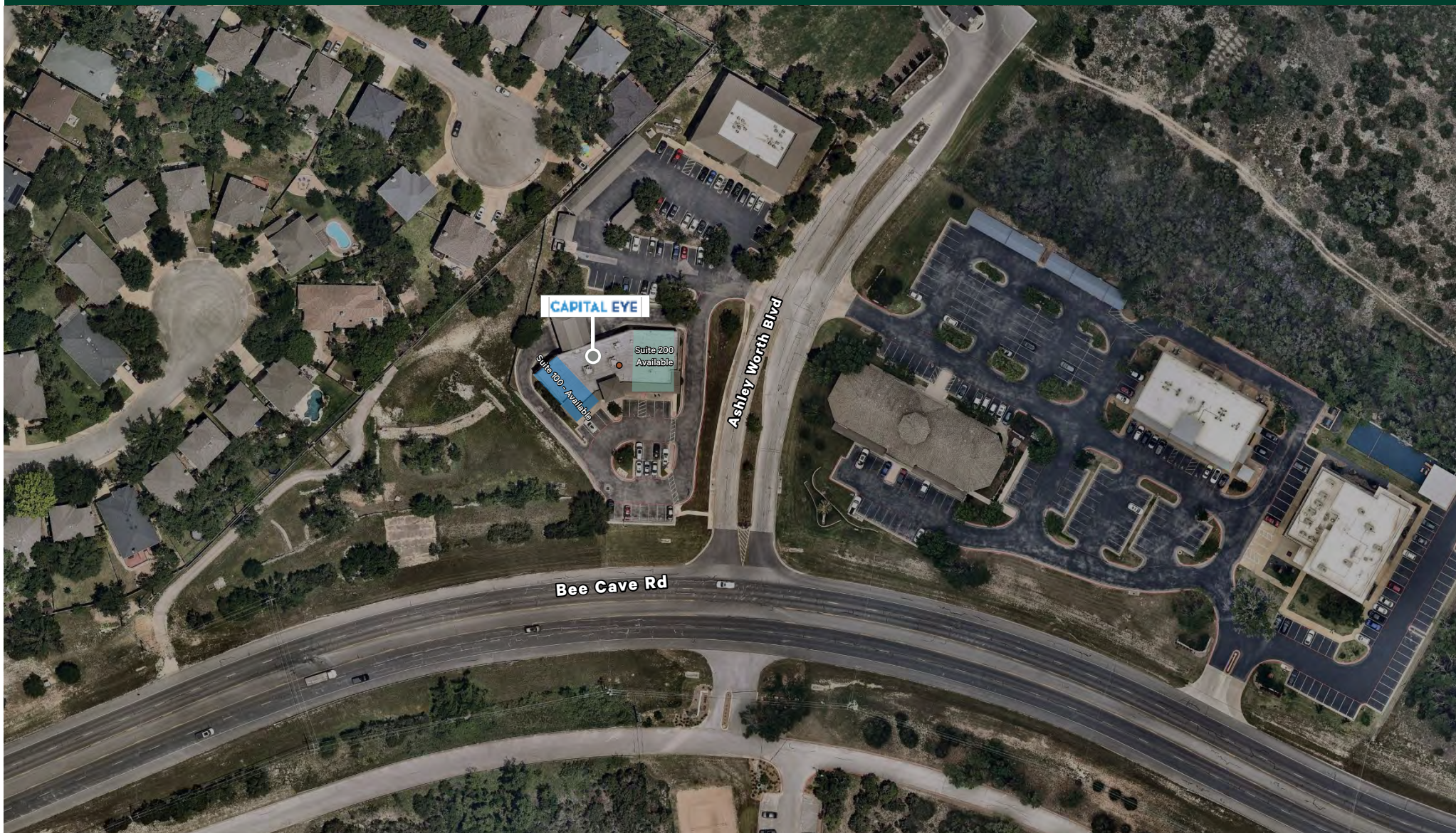


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The Preserve II

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For Lease

2024 Demographics

Miles	1	3	5
Population	4,718	20,089	71,847
Daytime Population	5,017	25,264	78,648
Median Age	39.4	42.4	41.8
Average Household Income	\$237,210	\$245,643	\$231,293
Average Household Size	3.36	2.68	2.67
Businesses	235	1,156	2,738
Employees	2,246	12,424	36,338

Traffic Counts

Bee Caves Rd	18,710 VPD
Bee Caves Pkwy	19,827 VPD

Year: 2021

Source: ESRI

Contact Us

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