



FOR SALE or FOR LEASE

1601 E 5th St - Unit 108

Ungar
&
Company

648 SF

MERRICK UNGAR

P: 512.422.9064

E: Merrick@ungarcompany.com

SCOTT UNGAR

P: 512.809.1939

E: Scott@ungarcompany.com

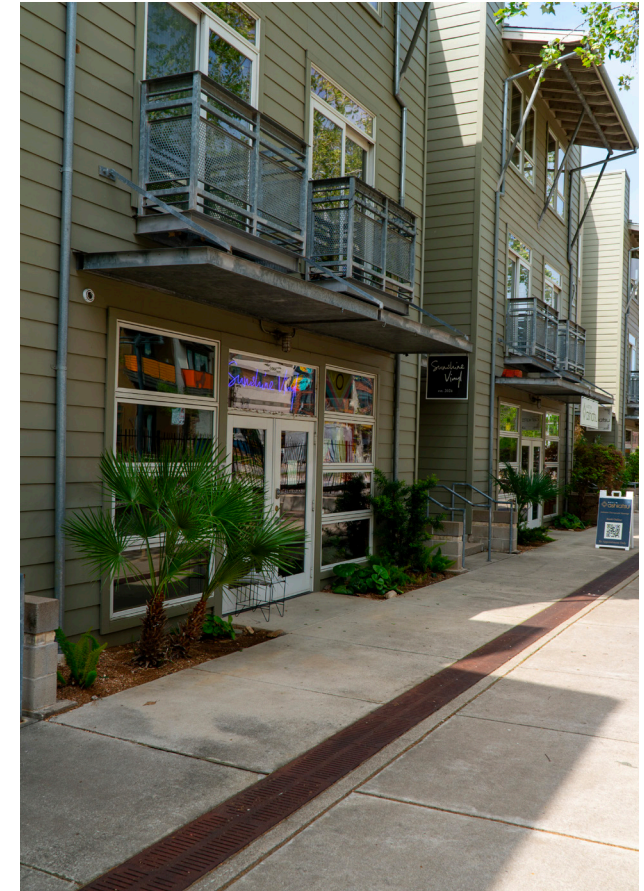
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Executive Summary

1601 E 5th St. presents a rare opportunity to own or lease a versatile **648 SF commercial** property in one of Austin's fastest growing neighborhoods with population growth of 621% between 2015 and 2025. Located 5 minutes from downtown, this neighborhood has seen an influx of new housing development and businesses bringing new amenities and infrastructure perfect for someone looking to lease a space in a highly walkable neighborhood.

The property features a **dedicated parking spot** and is suited for a variety of uses, including studio, office, or creative flex space. Being a first floor unit it provides easy access to the neighborhood's offerings and curb appeal for pedestrians passing by.

Whether you're an owner-user, investor, or tenant looking for a high quality space in Austin's thriving market, this property offers versatility and strategic location to support your business needs.

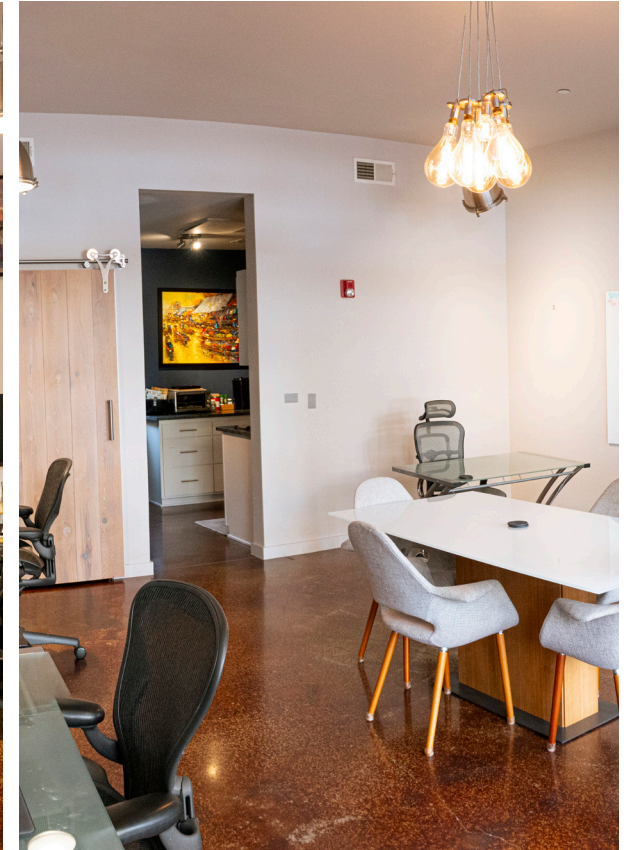


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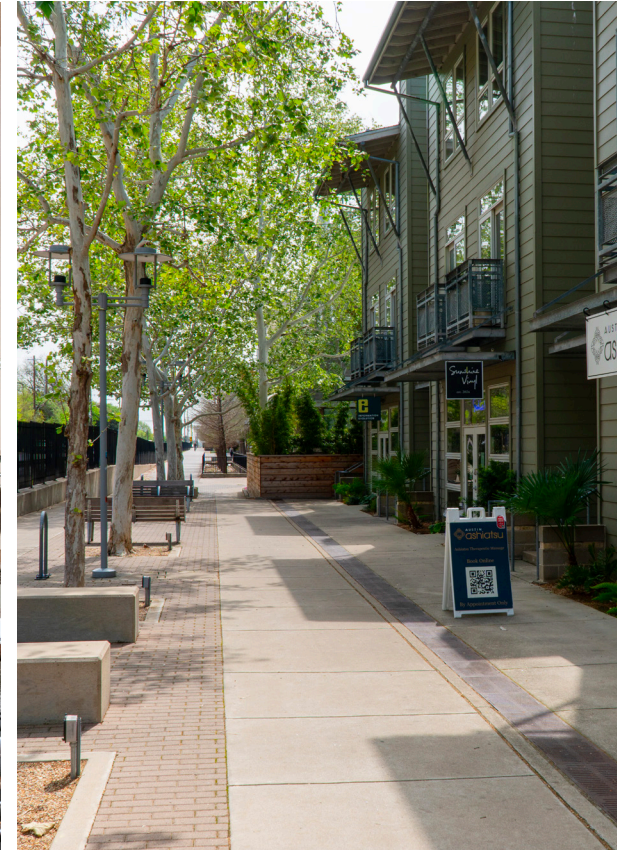


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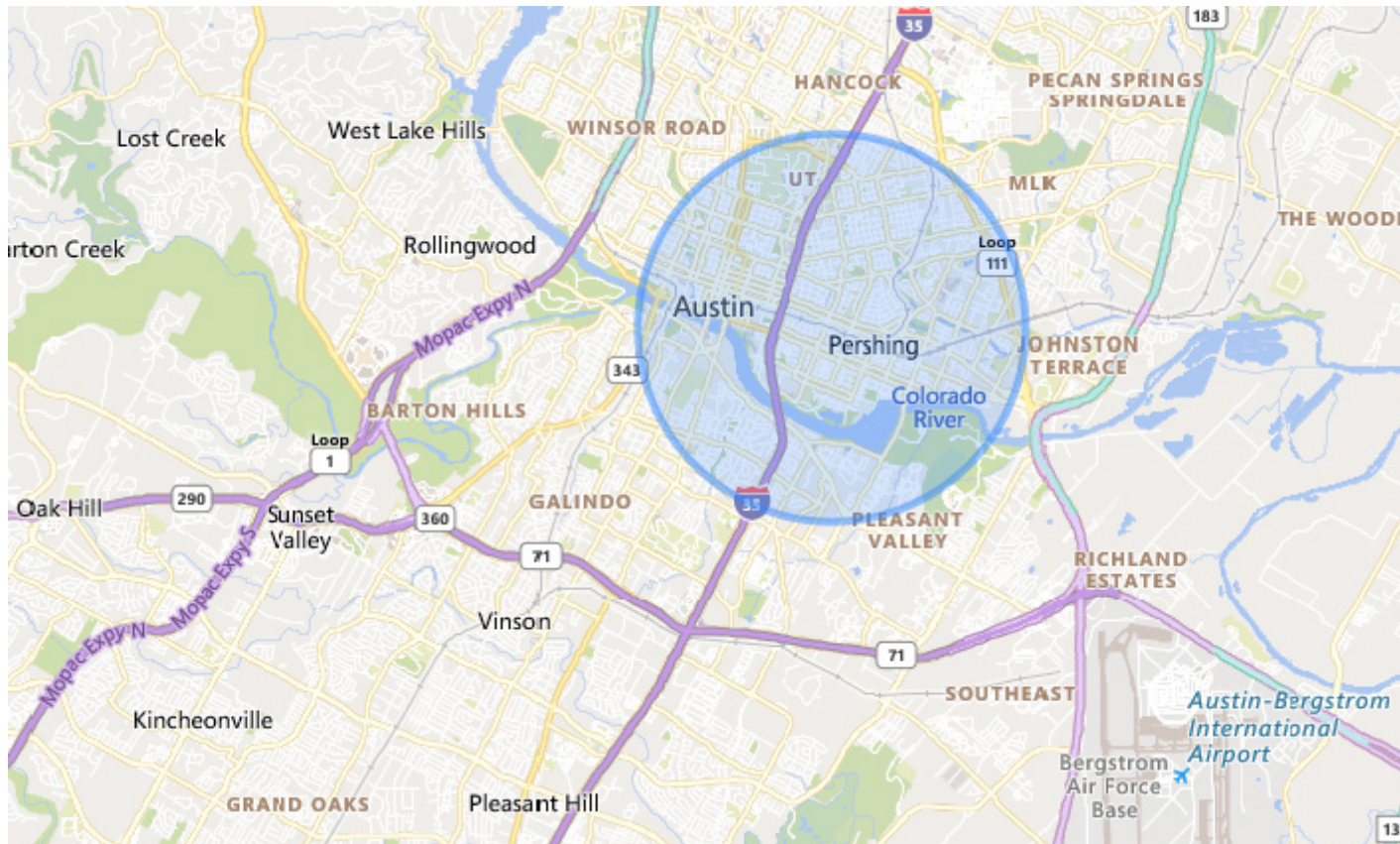
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Median Home Value
\$667,629



Median Household Income
\$87,342



Median Age
34 Years Old



Resident Population
25,723

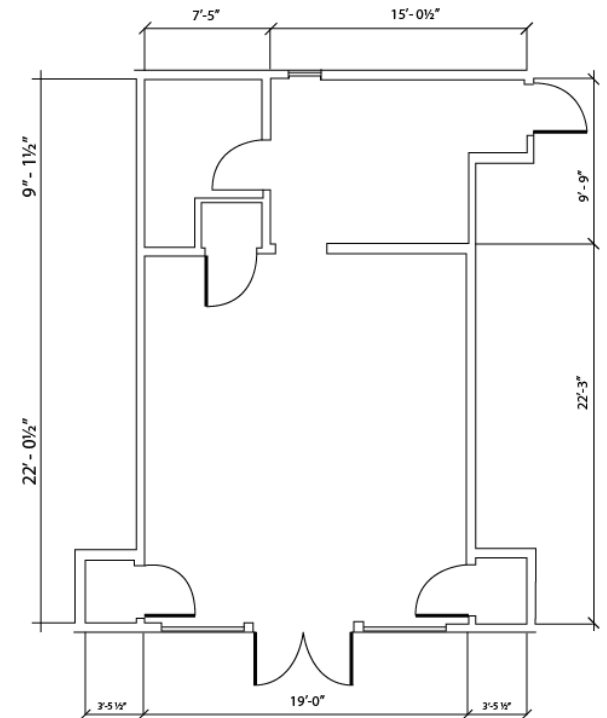
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1601 E 5th St. Suite 108
Austin, TX 78702 698sf

FLOOR PLAN
SCALE: 1/8" = 1'-0"

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1601 E 5th St Unit 108 648 SF

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Leasing Info

SCOTT UNGAR

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