



**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](mailto:Merrick@ungarcompany.com)

**SCOTT UNGAR**  
P: 512.809.1939  
E: [Scott@ungarcompany.com](mailto:Scott@ungarcompany.com)

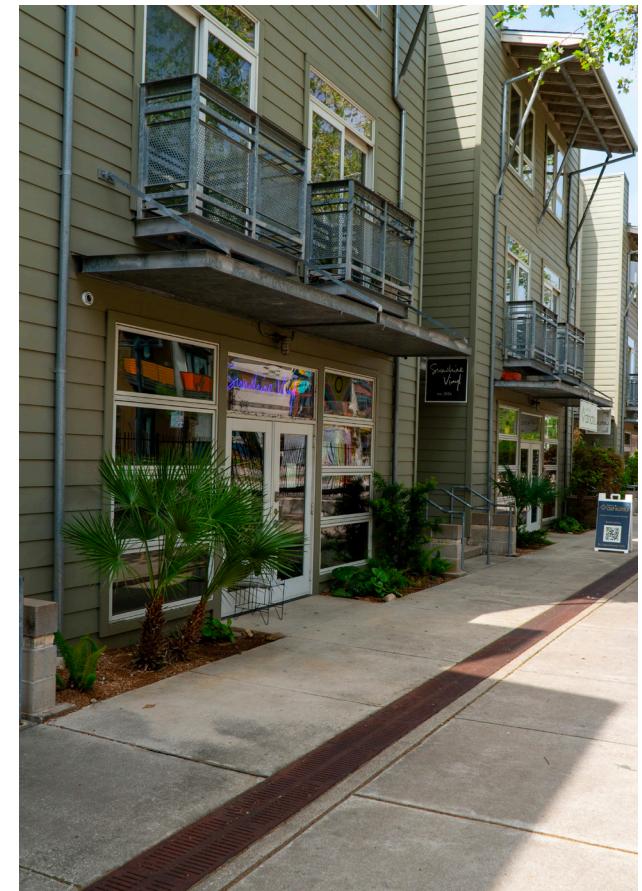
# 1601 E 5th St - Unit 108

## 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.



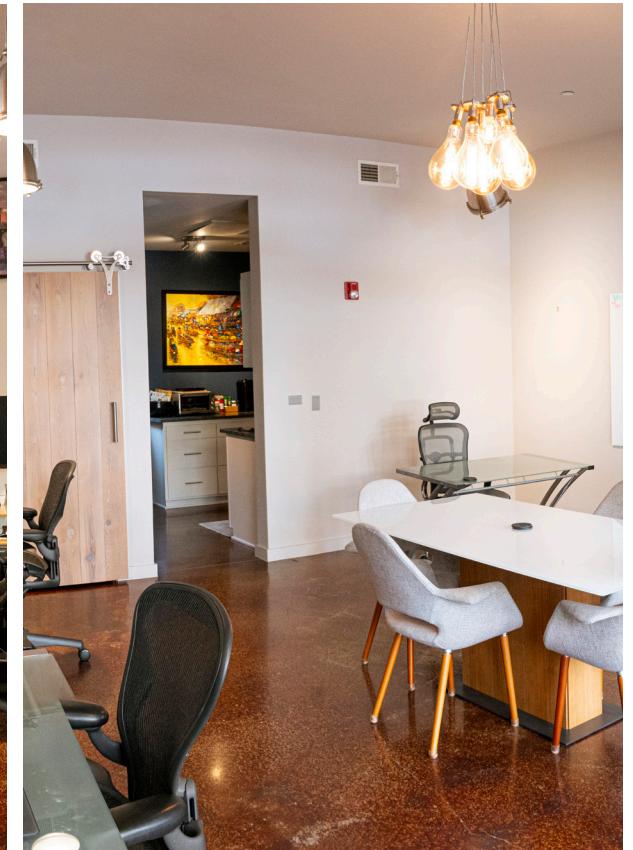
Ungar  
&  
Company

**1601 E 5th St - Unit 108**  
**648 SF**

**MERRICK UNGAR**  
P: 512.422.9064  
E: [Merrick@ungarcompany.com](mailto:Merrick@ungarcompany.com)

**SCOTT UNGAR**  
P: 512.809.1939  
E: [Scott@ungarcompany.com](mailto:Scott@ungarcompany.com)

# 1601 E 5th St - Unit 108



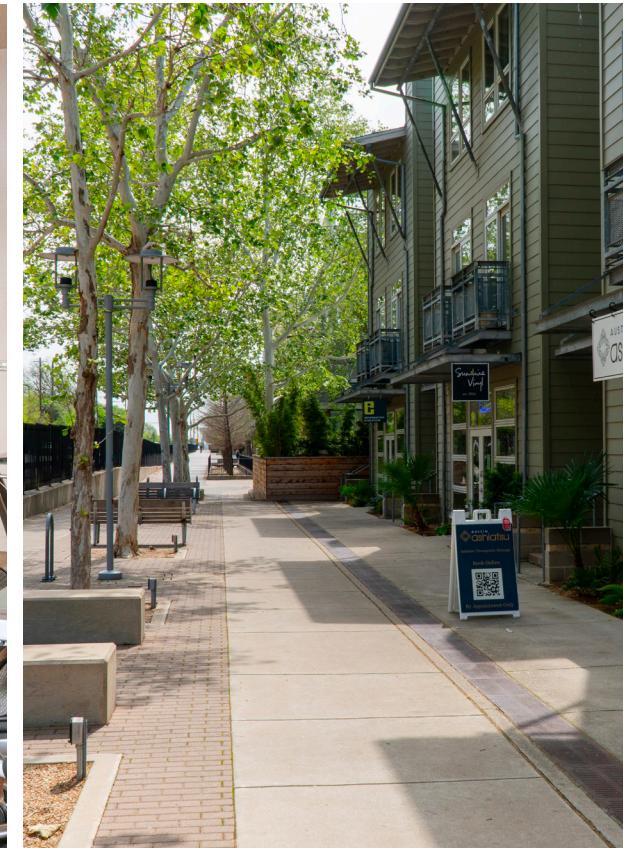
Ungar  
&  
Company

**1601 E 5th St - Unit 108**  
**648 SF**

**MERRICK UNGAR**  
P: 512.422.9064  
E: [Merrick@ungarcompany.com](mailto:Merrick@ungarcompany.com)

**SCOTT UNGAR**  
P: 512.809.1939  
E: [Scott@ungarcompany.com](mailto:Scott@ungarcompany.com)

# 1601 E 5th St - Unit 108



Ungar  
&  
Company

**1601 E 5th St - Unit 108**  
**648 SF**

**MERRICK UNGAR**  
P: 512.422.9064  
E: [Merrick@ungarcompany.com](mailto:Merrick@ungarcompany.com)

**SCOTT UNGAR**  
P: 512.809.1939  
E: [Scott@ungarcompany.com](mailto:Scott@ungarcompany.com)

# 1601 E 5th St - Unit 108



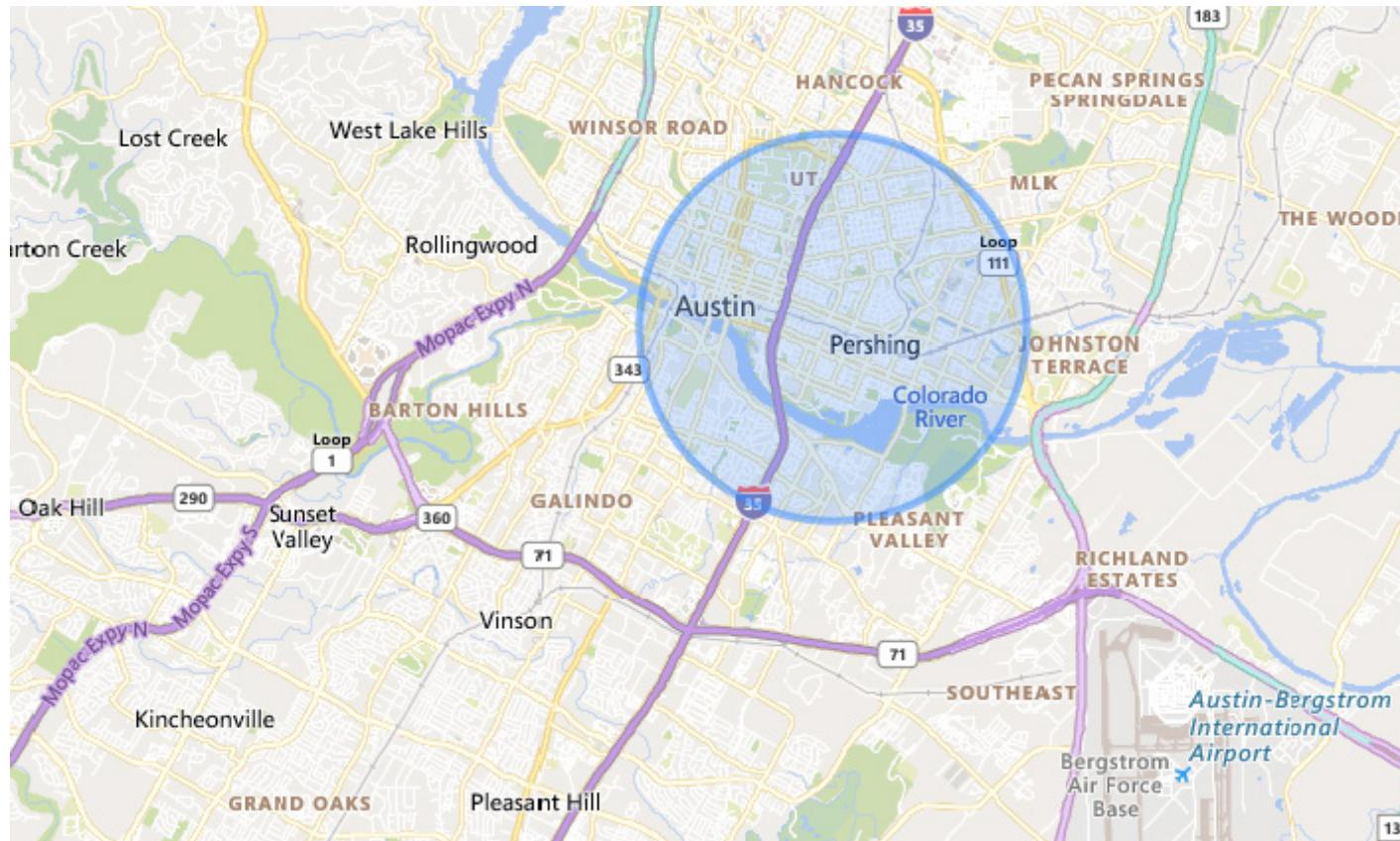
Ungar  
&  
Company

**1601 E 5th St - Unit 108**  
**648 SF**

**MERRICK UNGAR**  
P: 512.422.9064  
E: [Merrick@ungarcompany.com](mailto:Merrick@ungarcompany.com)

**SCOTT UNGAR**  
P: 512.809.1939  
E: [Scott@ungarcompany.com](mailto:Scott@ungarcompany.com)

# 1601 E 5th St - Unit 108



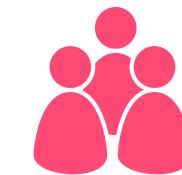
**Median Home Value**  
\$667,629



**Median Household Income**  
\$87,342



**Median Age**  
34 Years Old



**Resident Population**  
25,723

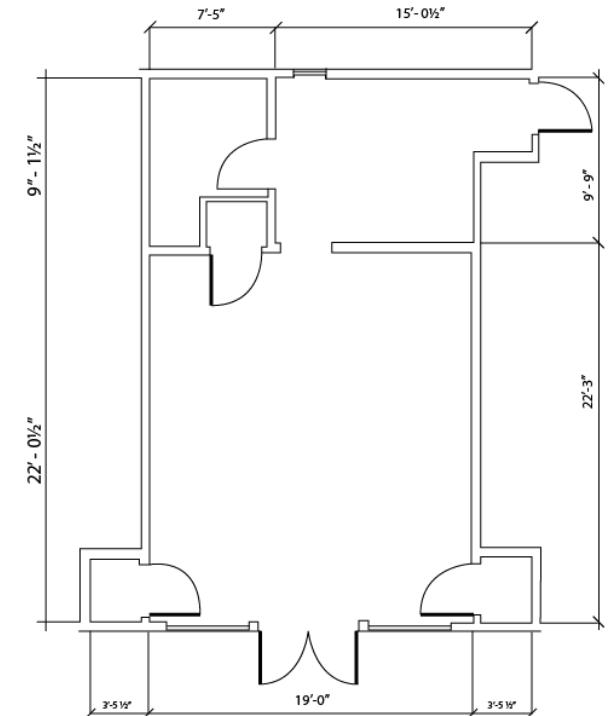
Ungar  
&  
Company

**1601 E 5th St - Unit 108**  
648 SF

**MERRICK UNGAR**  
P: 512.422.9064  
E: Merrick@ungarcompany.com

**SCOTT UNGAR**  
P: 512.809.1939  
E: Scott@ungarcompany.com

# 1601 E 5th St - Unit 108



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

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

Ungar  
&  
Company

**1601 E 5th St - Unit 108**  
**648 SF**

**MERRICK UNGAR**  
P: 512.422.9064  
E: [Merrick@ungarcompany.com](mailto:Merrick@ungarcompany.com)

**SCOTT UNGAR**  
P: 512.809.1939  
E: [Scott@ungarcompany.com](mailto:Scott@ungarcompany.com)



**1601 E 5th St  
Unit 108  
648 SF**

[www.ungarcompany.com](http://www.ungarcompany.com)

## **Leasing Info**

**SCOTT UNGAR**

P: 512.809.1939

E: Adam@theyardaustin.com

**MERRICK UNGAR**

P: 512.422.9064

E: Merrick@ungarcompany.com

Ungar  
— & —  
Company