

# THE Y @ 71

7626 State Hwy 71, Austin, TX 78735

RETAIL PROPERTY FOR LEASE



## HIGHLIGHTS

- Strategically Located in a High-Growth Southwest Austin Corridor
- Excellent Visibility and Consistent Traffic Along a Major Austin Commuter Corridor
- Strong Co-Tenancy and Consumer Synergy Driving Repeat Visits
- Excellent Signage Visibility Along Hwy 71

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,424 SF
Building Size:	5,699 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,635	21,701	51,881
Total Population	8,470	49,970	120,956
Average HH Income	\$134,187	\$155,554	\$168,839

**CHARLIE SCOTT**  
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512.633.2825  
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301 Camp Craft Road  
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THE Y AT 71  
PROFESSIONAL  
BUILDING

SITE

CIRCLE K

Hwy 71: 30,500 VPD

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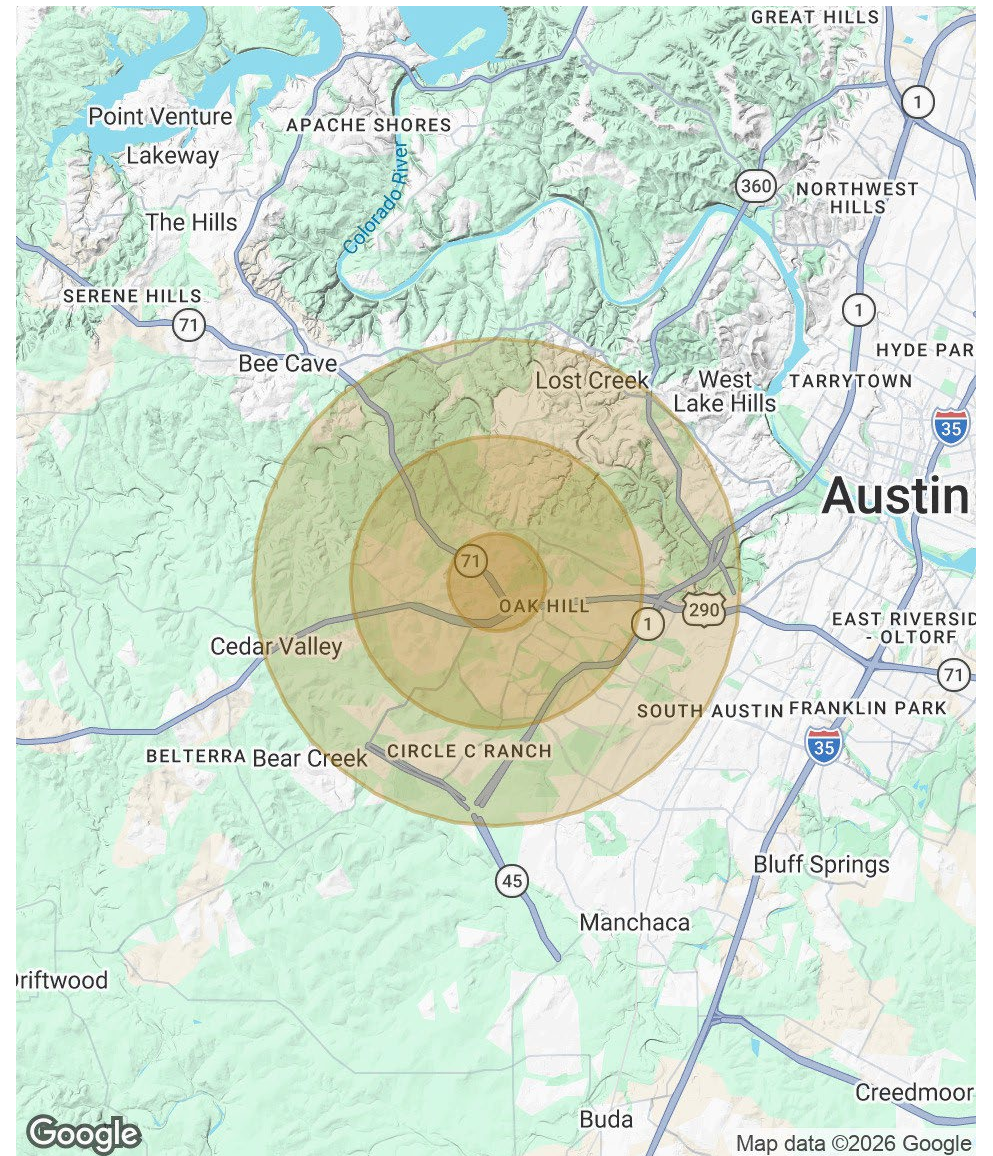
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,470	49,970	120,956
Average Age	36.1	41.1	41.1
Average Age (Male)	35.5	40.9	40.6
Average Age (Female)	35.6	41.0	41.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,635	21,701	51,881
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$134,187	\$155,554	\$168,839
Average House Value	\$577,562	\$651,353	\$723,711



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