

SPACE FOR LEASE

3601 Davis Lane
Austin, Texas 78749



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Location

SWQ of Brodie Lane & Davis Lane
3601 Davis Lane, Austin, Texas 78749

Property Highlights

- 2,300 SF end cap space available
- Join Goldfish Swim School and Back Nine Golf
- Minutes away from St. David's South Austin Medical Center
- Close proximity to Circle C Ranch & Sunset Valley
- Easy access to Loop 1/MoPac Expy
- Signalized Intersection
- Lease Rates: \$37.00 PSF + \$12.00 PSF NNN

Demographics

	1 Miles	3 Miles	5 Miles
2024 Population	12,733	99,312	233,765
Daytime Pop.	8,783	79,546	201,731
Avg. HH Income	\$128,034	\$155,338	\$142,514

Traffic Counts:

Brodie Ln: 24,566 VPD | Davis Ln: 9,293 VPD
(Kalibrate 2024)

For More Information:

Russ Howard | Principal
512.575.3577 | rhoward@caswellcommercial.com

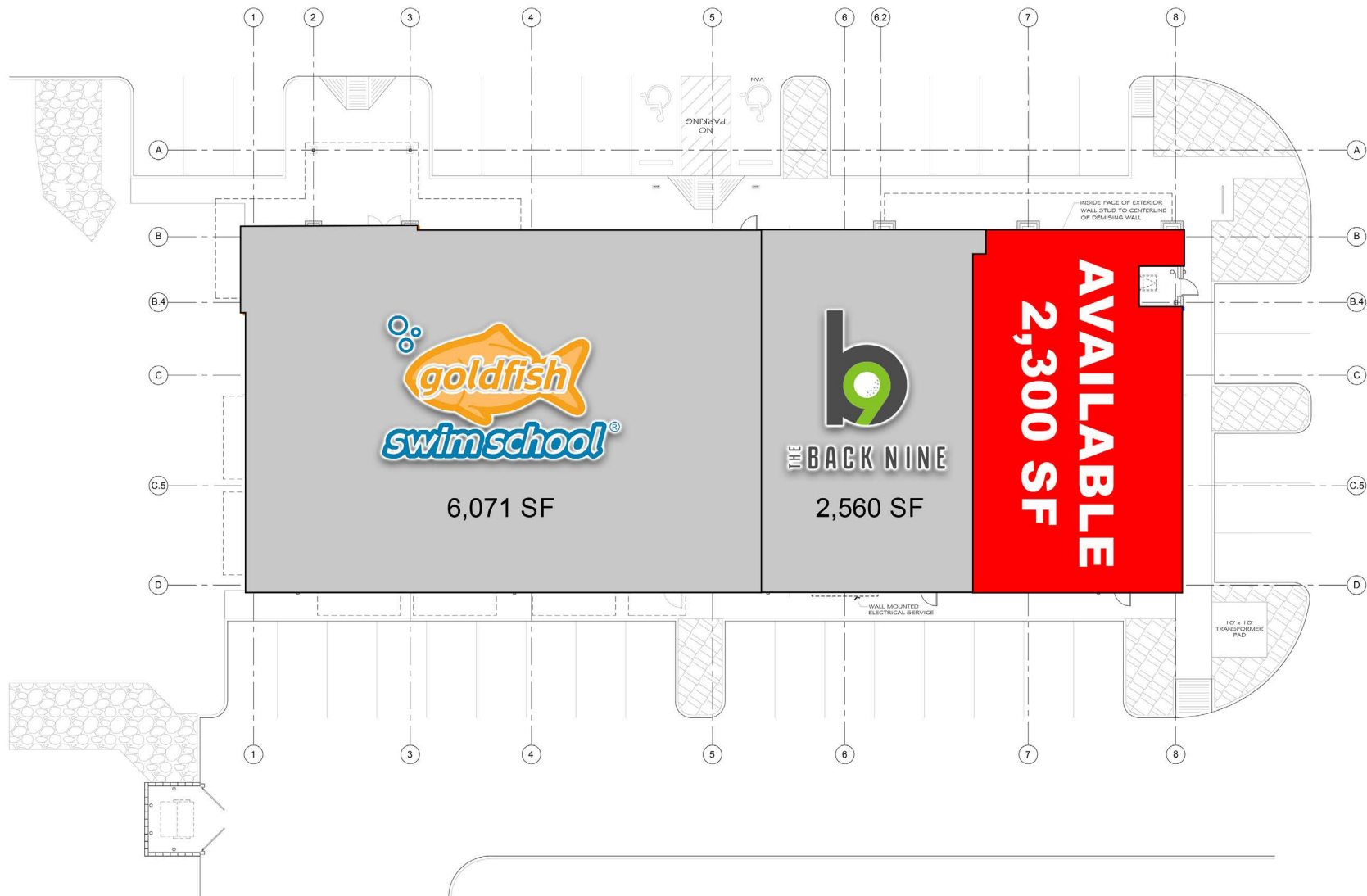
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SITE PLAN

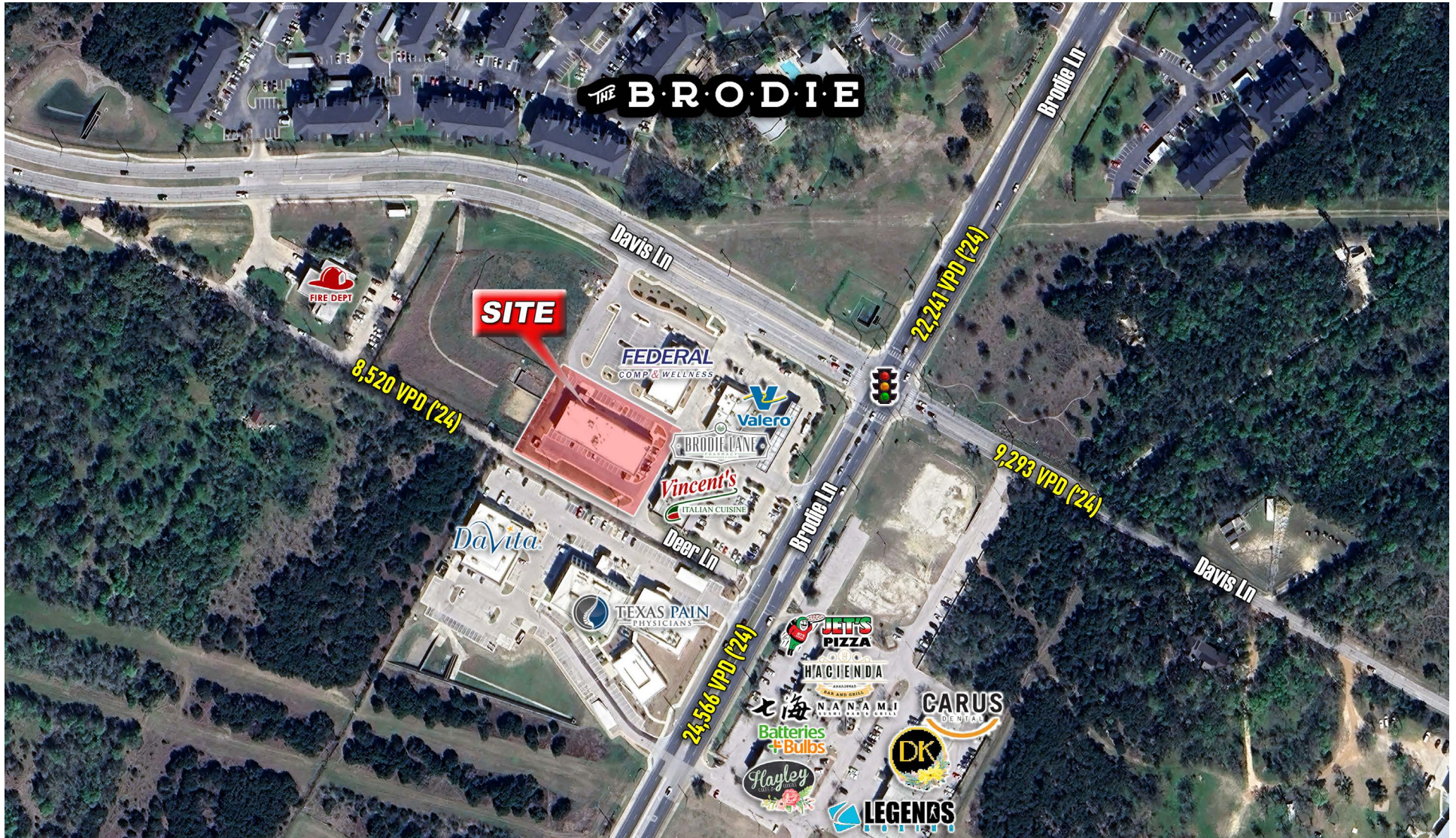


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INTERSECTION AERIAL



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RETAIL AERIAL

