



StreetFront

COMMERCIAL

2ND GEN SALON SPACE AVAILABLE

3100 S CONGRESS AVENUE, AUSTIN, TX 78704



BRETT MAZE

Maze@StreetFrontCommercial.com | 512.500.2592

BRITT MORRISON

Morrison@StreetFrontCommercial.com | 512.500.2592

RETAIL SPACE AVAILABLE | 1



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PROPERTY HIGHLIGHTS

3100 S CONGRESS AVENUE, AUSTIN, TX 78704



AVAILABILITY

- » 2,400 SF Available: Built-Out Salon, Stand-Alone Building

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

Congress Avenue: 14,420 VPD ('20)
I-35: 193,824 VPD ('23)

PROPERTY DETAILS

- » Located along Austin's prestigious South Congress
- » Opposite St. Edward's University
- » Strong daytime density
- » Monument sign on-site

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	16,535	164,961	358,028
DAYTIME POPULATION	23,092	260,800	525,498
TOTAL HOUSEHOLDS	7,841	83,760	163,448
AVERAGE HH INCOME	\$142,269	\$135,505	\$131,551

NEARBY ATTRACTIONS



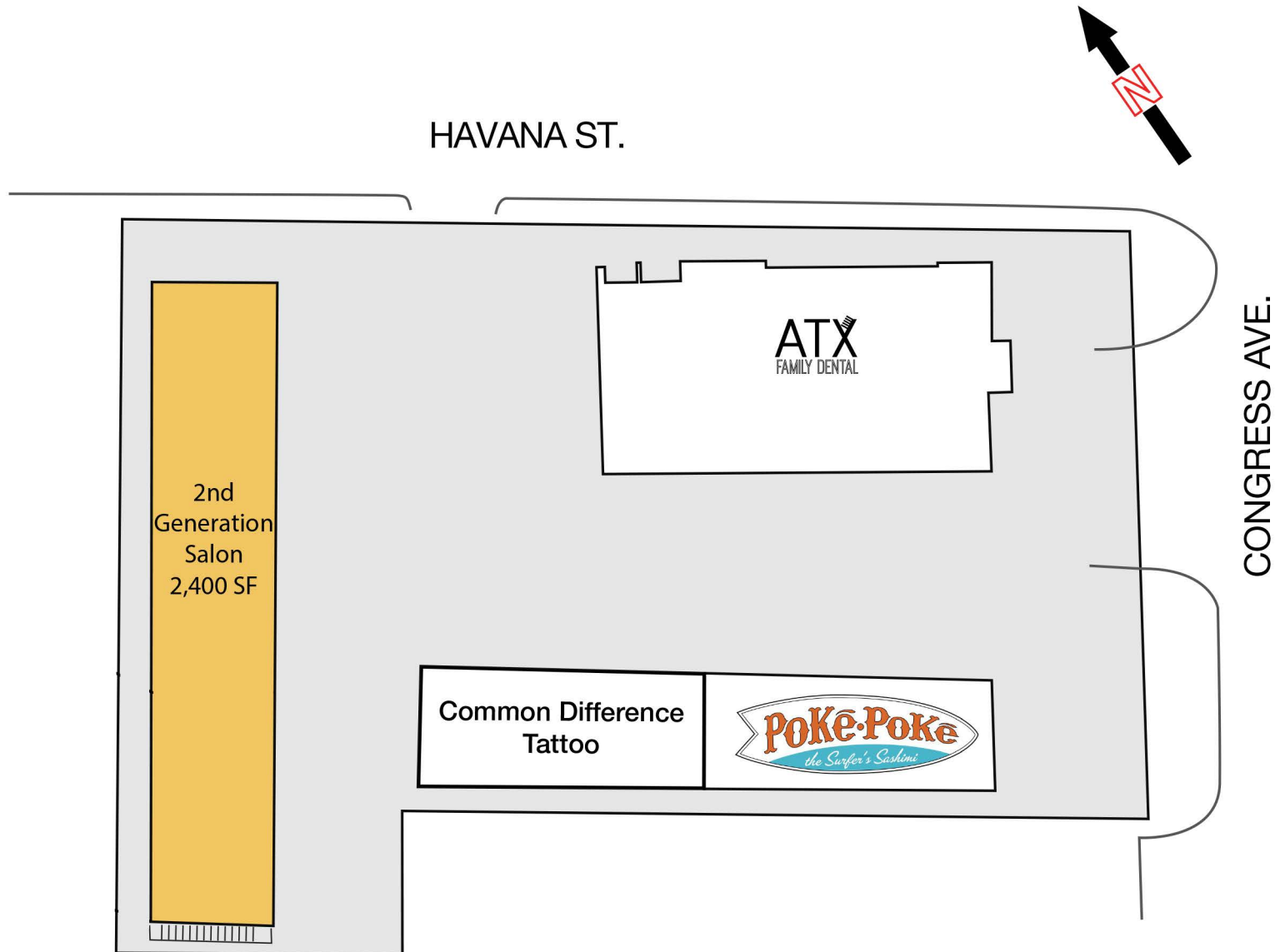
BRETT MAZE

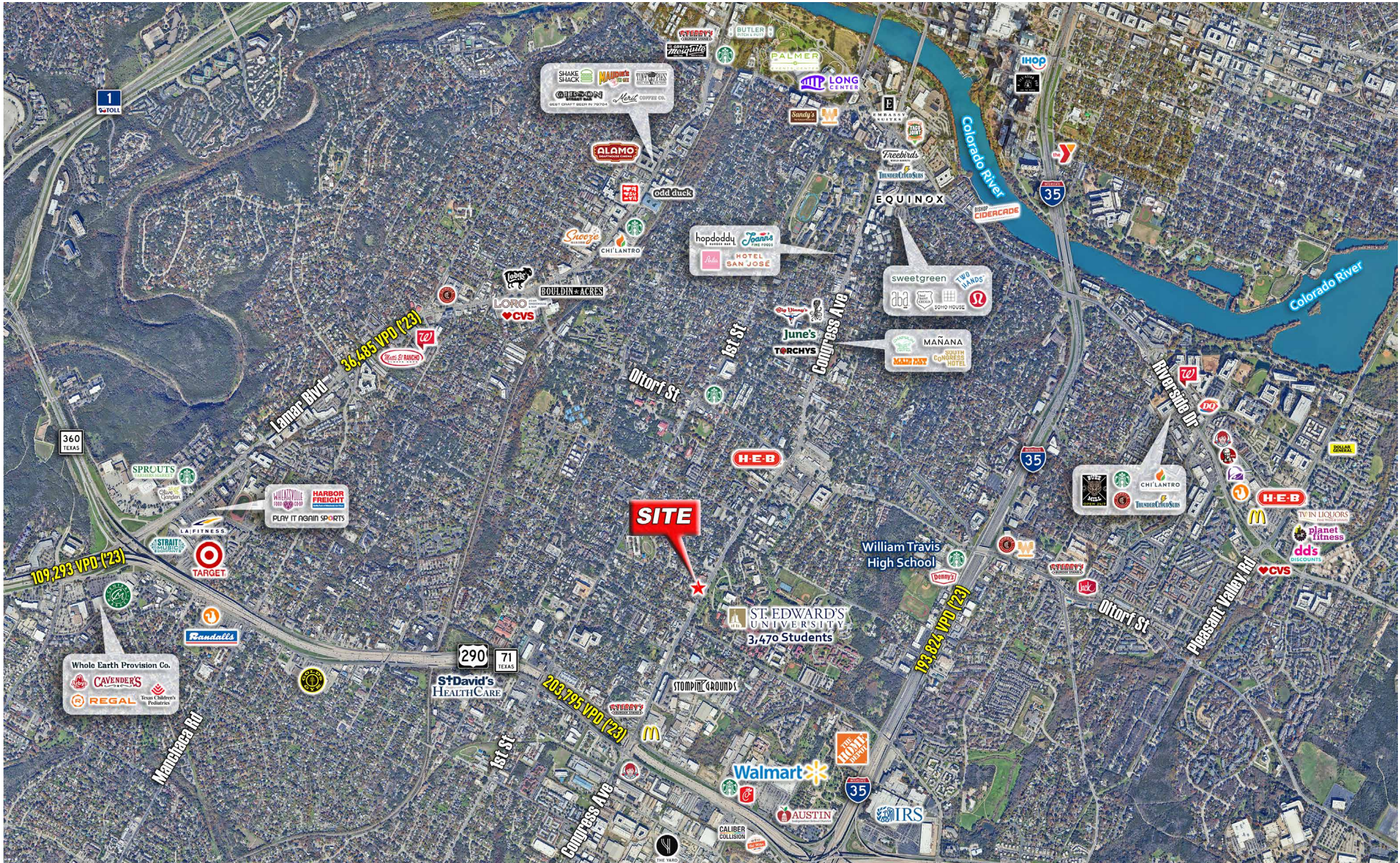
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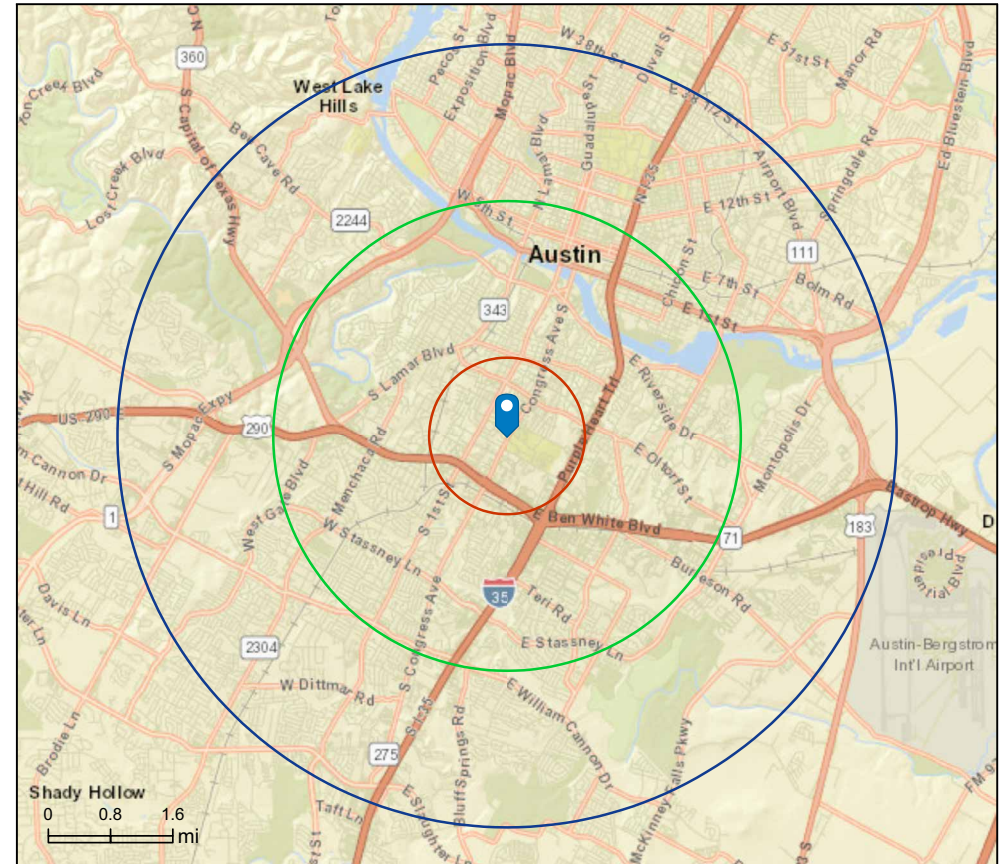
RETAIL SPACE AVAILABLE | 2







	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,749	138,991	297,922
2020 Total Population	16,758	157,613	338,462
2020 Group Quarters	2,047	6,581	20,490
2024 Total Population	16,535	164,961	358,082
2024 Group Quarters	2,115	6,550	20,945
2029 Total Population	16,499	170,759	370,115
2024-2029 Annual Rate	-0.04%	0.69%	0.66%
2024 Total Daytime Population	23,092	260,800	525,498
Workers	17,318	209,883	389,498
Residents	5,774	50,917	136,000
Household Summary			
2010 Households	6,888	61,636	121,779
2010 Average Household Size	2.11	2.21	2.31
2020 Total Households	7,616	77,370	150,056
2020 Average Household Size	1.93	1.95	2.12
2024 Households	7,841	83,790	163,448
2024 Average Household Size	1.84	1.89	2.06
2029 Households	8,059	90,411	175,393
2029 Average Household Size	1.78	1.82	1.99
2024-2029 Annual Rate	0.55%	1.53%	1.42%
2010 Families	2,606	24,715	54,287
2010 Average Family Size	3.10	3.17	3.20
2024 Families	2,503	27,141	62,296
2024 Average Family Size	2.87	2.92	3.01
2029 Families	2,514	28,243	65,165
2029 Average Family Size	2.82	2.85	2.95
2024-2029 Annual Rate	0.09%	0.80%	0.90%
Housing Unit Summary			
2000 Housing Units	6,643	58,943	115,469
Owner Occupied Housing Units	26.8%	27.5%	36.5%
Renter Occupied Housing Units	70.2%	68.7%	59.3%
Vacant Housing Units	3.1%	3.8%	4.2%
2010 Housing Units	7,529	69,263	134,042
Owner Occupied Housing Units	26.4%	26.1%	34.1%
Renter Occupied Housing Units	65.1%	62.8%	56.8%
Vacant Housing Units	8.5%	11.0%	9.1%
2020 Housing Units	8,295	85,123	164,907
Owner Occupied Housing Units	28.6%	24.6%	31.1%
Renter Occupied Housing Units	63.2%	66.3%	59.9%
Vacant Housing Units	8.2%	9.1%	9.0%
2024 Housing Units	8,491	93,285	182,408
Owner Occupied Housing Units	31.0%	25.4%	30.7%
Renter Occupied Housing Units	61.3%	64.4%	58.9%
Vacant Housing Units	7.7%	10.2%	10.4%
2029 Housing Units	8,775	100,372	195,234
Owner Occupied Housing Units	31.1%	24.3%	29.5%
Renter Occupied Housing Units	60.8%	65.7%	60.3%
Vacant Housing Units	8.2%	9.9%	10.2%
2024 Households by Income			
Household Income Base	7,841	83,790	163,448
<\$15,000	8.5%	7.6%	10.2%
\$15,000 - \$24,999	4.6%	4.1%	4.1%
\$25,000 - \$34,999	5.6%	4.8%	5.0%
\$35,000 - \$49,999	11.7%	10.3%	9.1%
\$50,000 - \$74,999	15.9%	16.8%	16.5%
\$75,000 - \$99,999	10.8%	12.6%	12.6%
\$100,000 - \$149,999	11.5%	15.0%	14.6%
\$150,000 - \$199,999	10.5%	10.2%	9.9%
\$200,000+	20.8%	18.6%	17.9%
Average Household Income	\$142,269	\$135,505	\$131,551



2024 Population 25+ by Educational Attainment			
Total	11,580	125,207	245,868
Less than 9th Grade	4.7%	4.8%	4.7%
9th - 12th Grade, No Diploma	2.7%	3.1%	3.2%
High School Graduate	15.1%	9.7%	10.8%
GED/Alternative Credential	2.0%	2.5%	2.8%
Some College, No Degree	10.9%	11.9%	12.4%
Associate Degree	4.2%	5.3%	5.3%
Bachelor's Degree	40.7%	42.0%	39.7%
Graduate/Professional Degree	19.6%	20.7%	21.2%
2024 Population 15+ by Marital Status			
Total	14,711	147,449	313,904
Never Married	61.3%	56.0%	54.0%
Married	27.0%	31.7%	34.6%
Widowed	2.4%	2.5%	2.6%
Divorced	9.3%	9.7%	8.8%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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