

3100
N LAMAR



FOR LEASE

OVERVIEW

- Full Property:
1,850 SF

DESCRIPTION

- Close Proximity to the University of Texas
- Stand-alone retail with direct access to N Lamar
- High visibility with strong traffic count

TRAFFIC COUNTS (Source: TxDot)

North Lamar

32,129 VPD

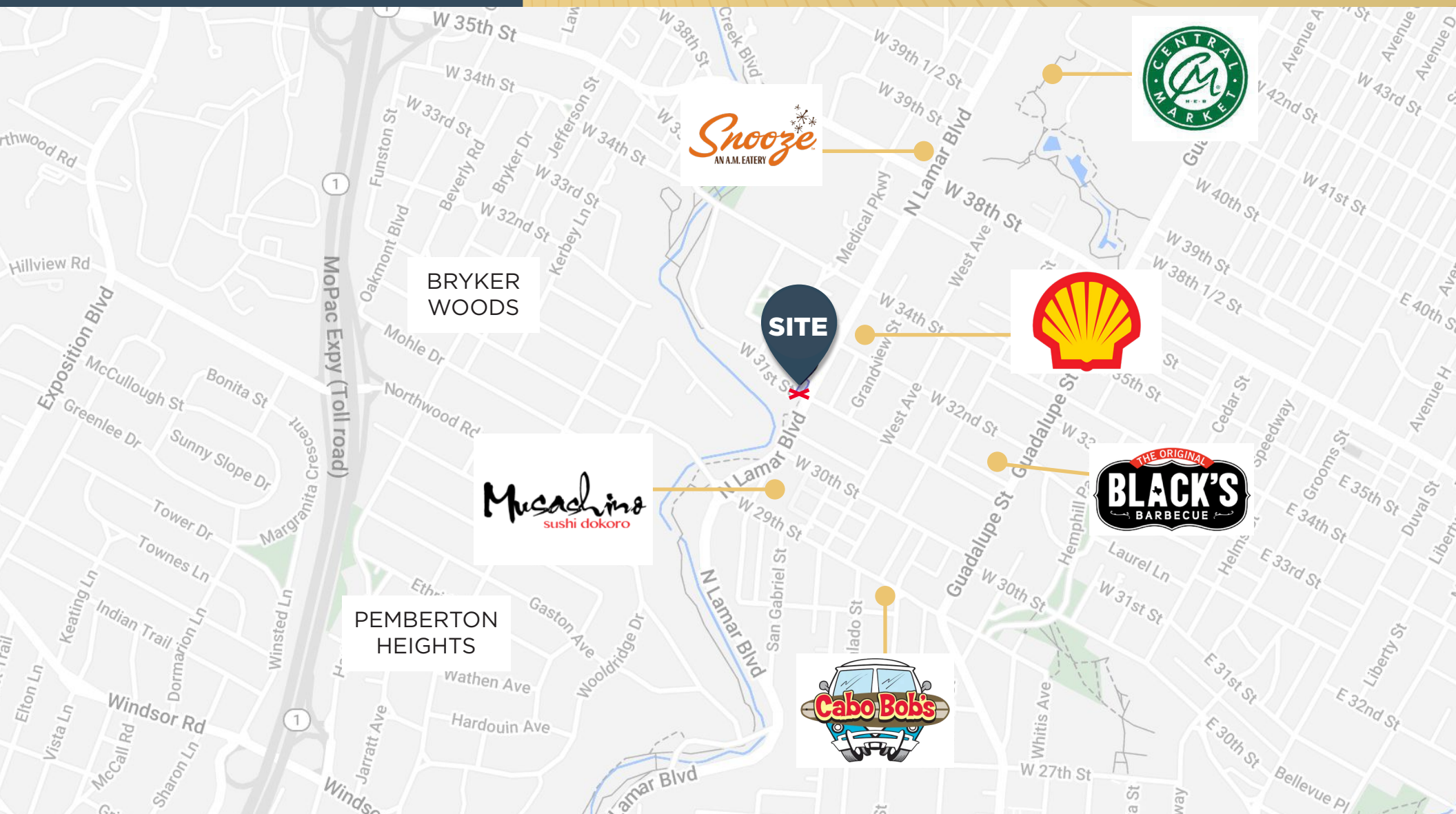
NEARBY RETAILERS





SITE MAP

The logo for 3100 N Lamar. It features the numbers '3100' in a bold, sans-serif font, each digit inside a dark blue circle. Below the numbers, the text 'N LAMAR' is written in a smaller, dark blue, sans-serif font. The entire logo is set against a light blue background with a subtle pattern of wavy lines.



DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population			
2010 Population	27,565	121,454	305,831
2020 Population	29,931	149,775	351,085
2024 Population	30,014	159,388	368,007
2029 Population	29,306	165,141	378,400
2010-2020 Annual Rate	0.83%	2.12%	1.39%
2020-2023 Annual Rate	0.07%	1.47%	1.11%
2023-2028 Annual Rate	-0.48%	0.71%	0.56%
2024 Male Population	49.6%	51.1%	51.6%
2024 Female Population	50.4%	48.9%	48.4%
2024 Median Age	23.4	30.5	32.7

In the identified area, the current year population is 30,014. In 2020, the Census count in the area was 29,931. The rate of change since 2020 was 0.07% annually. The five-year projection for the population in the area is 29,306 representing a change of -0.48% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 23.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2024 White Alone	66.0%	67.5%	60.7%
2024 Black Alone	3.2%	4.9%	7.0%
2024 American Indian/Alaska Native Alone	0.3%	0.5%	0.8%
2024 Asian Alone	17.6%	11.0%	8.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	3.3%	4.7%	9.3%
2024 Two or More Races	9.5%	11.3%	14.0%
2024 Hispanic Origin (Any Race)	15.2%	17.1%	26.1%

Persons of Hispanic origin represent 15.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2024 Wealth Index	72	113	108
2010 Households	11,116	53,598	131,091
2020 Households	12,229	69,153	159,968
2024 Households	12,424	76,329	172,617
2029 Households	12,395	82,670	184,432
2010-2020 Annual Rate	0.96%	2.58%	2.01%
2020-2023 Annual Rate	0.37%	2.35%	1.81%
2023-2028 Annual Rate	-0.05%	1.61%	1.33%
2024 Average Household Size	2.05	1.89	2.02

The household count in this area has changed from 12,229 in 2020 to 12,424 in the current year, a change of 0.37% annually. The five-year projection of households is 12,395, a change of -0.05% annually from the current year total. Average household size is currently 2.05, compared to 2.08 in the year 2020. The number of families in the current year is 3,025 in the specified area.

Mortgage Income

2024 Percent of Income for Mortgage	100.0%	54.2%	53.8%
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Median Household Income

2024 Median Household Income	\$42,020	\$99,085	\$90,767
2029 Median Household Income	\$47,453	\$113,512	\$104,665
2023-2028 Annual Rate	2.46%	2.76%	2.89%

Average Household Income

DEMOGRAPHICS



	1 mile	3 miles	5 miles
2024 Average Household Income	\$100,334	\$157,012	\$148,153
2029 Average Household Income	\$111,790	\$175,326	\$166,233
2023-2028 Annual Rate	2.19%	2.23%	2.33%
Per Capita Income			
2024 Per Capita Income	\$42,686	\$75,591	\$69,760
2029 Per Capita Income	\$48,599	\$88,264	\$81,343
2023-2028 Annual Rate	2.63%	3.15%	3.12%
GINI Index			
2024 Gini Index	55.9	41.1	41.1
Households by Income			

Current median household income is \$42,020 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$47,453 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$100,334 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$111,790 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$42,686 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,599 in five years, compared to \$47,525 for all U.S. households

Housing			
2024 Housing Affordability Index	17	42	42
2010 Total Housing Units	11,944	60,030	146,413
2010 Owner Occupied Housing Units	2,614	20,465	52,429
2010 Renter Occupied Housing Units	8,501	33,133	78,662
2010 Vacant Housing Units	828	6,432	15,322
2020 Total Housing Units	13,496	77,417	176,863
2020 Vacant Housing Units	1,293	8,238	16,833
2024 Total Housing Units	13,638	86,981	192,960
2024 Owner Occupied Housing Units	2,907	26,549	64,133
2024 Renter Occupied Housing Units	9,517	49,780	108,484
2024 Vacant Housing Units	1,214	10,652	20,343
2029 Total Housing Units	13,828	93,989	206,406
2029 Owner Occupied Housing Units	2,936	27,024	65,218
2029 Renter Occupied Housing Units	9,459	55,646	119,213
2029 Vacant Housing Units	1,433	11,319	21,974
Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.3	57.0	51.3

Currently, 21.3% of the 13,638 housing units in the area are owner occupied; 69.8%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 13,496 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.25%. Median home value in the area is \$909,804, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.36% annually to \$926,192.

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