



Retail Property For Lease

5770 MoPac

5770 North Mopac Expressway, Austin, TX 78731

JIM ROURKE
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Property Summary



PROPERTY DESCRIPTION

2nd generation retail, former Massage Envy, available for lease. Located along the N. Mopac Service Road, just north of FM-2222, and conveniently located at the exit of the Mopac exit ramp. Shopping center tenants include AT&T, Fyzicals, Macworks, FedEx, and Zuzu's. This highly visible location features easy access and ample parking. Furniture and equipment in the suite are available as well. Please see broker for further details or to schedule a property tour.

PROPERTY HIGHLIGHTS

- 2nd gen. massage (Massage Envy)
- Furniture, fixtures, and equipment available
- Shadow anchored by McDonald's, Starbucks, Chase Bank, and Randall's
- High visibility location
- Easy access with ample parking

OFFERING SUMMARY

Lease Rate:	contact broker for details
Available SF:	2,610 SF
Lot Size:	1,561 Acres
Building Size:	10,950 SF

SPACES	LEASE RATE	SPACE SIZE
Massage Envy	contact broker for details	2,610 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,000	52,314	132,960
Total Population	11,074	109,411	299,187
Average HH Income	\$192,110	\$153,059	\$124,553

The information contained herein was obtained from sources deemed reliable. SAGE COMMERCIAL, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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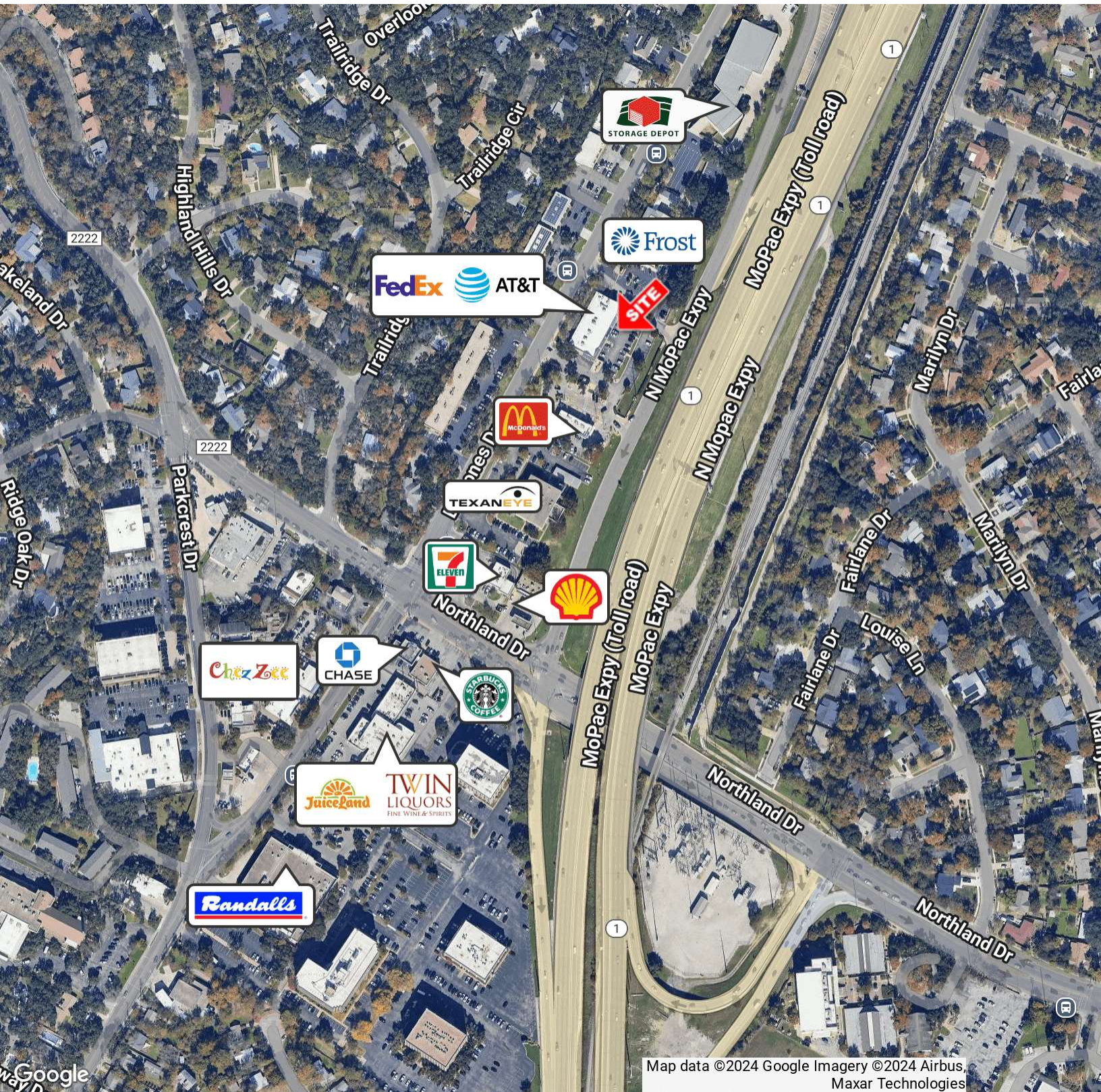
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Aerial Overview



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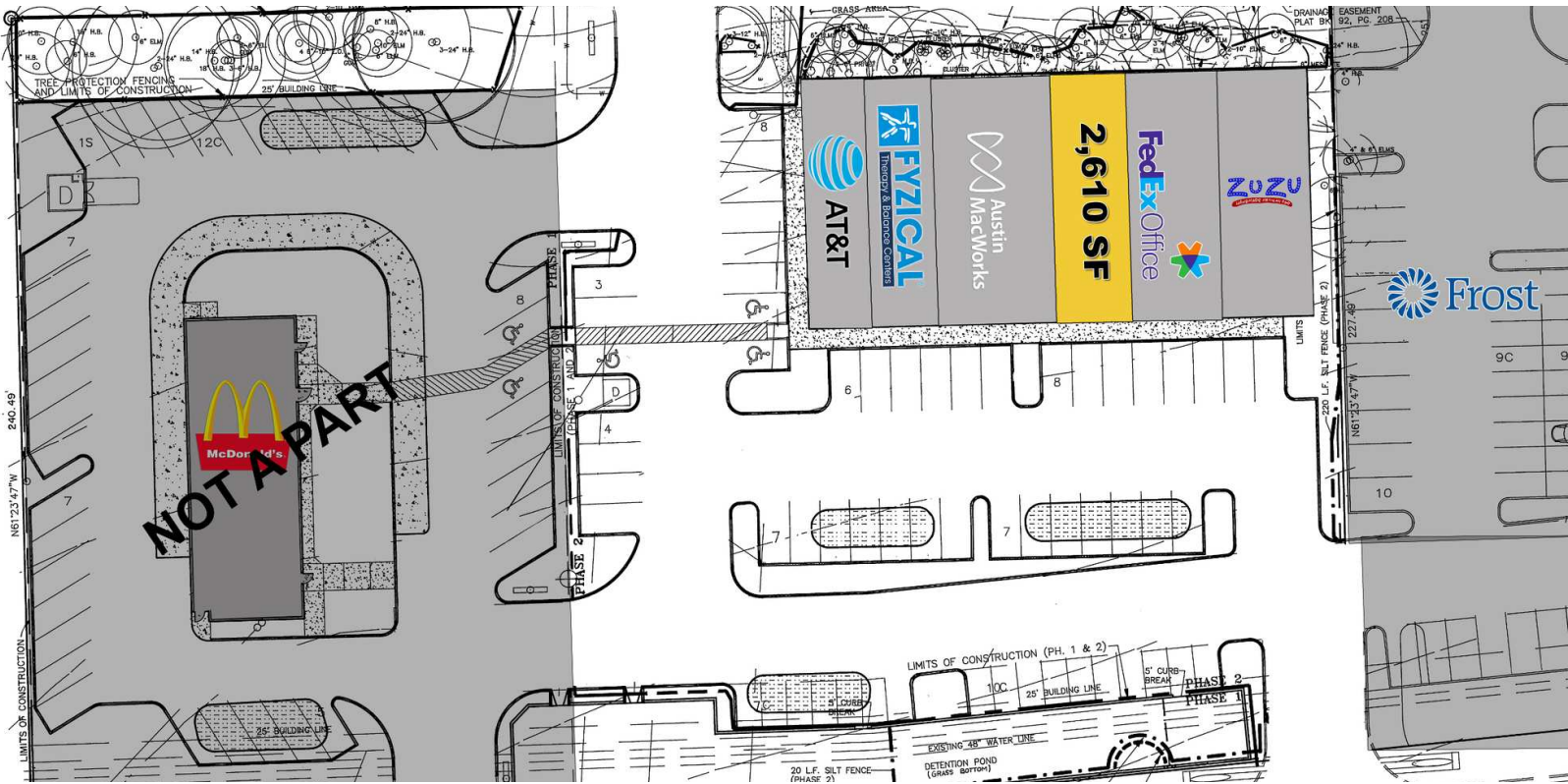
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Site Plan



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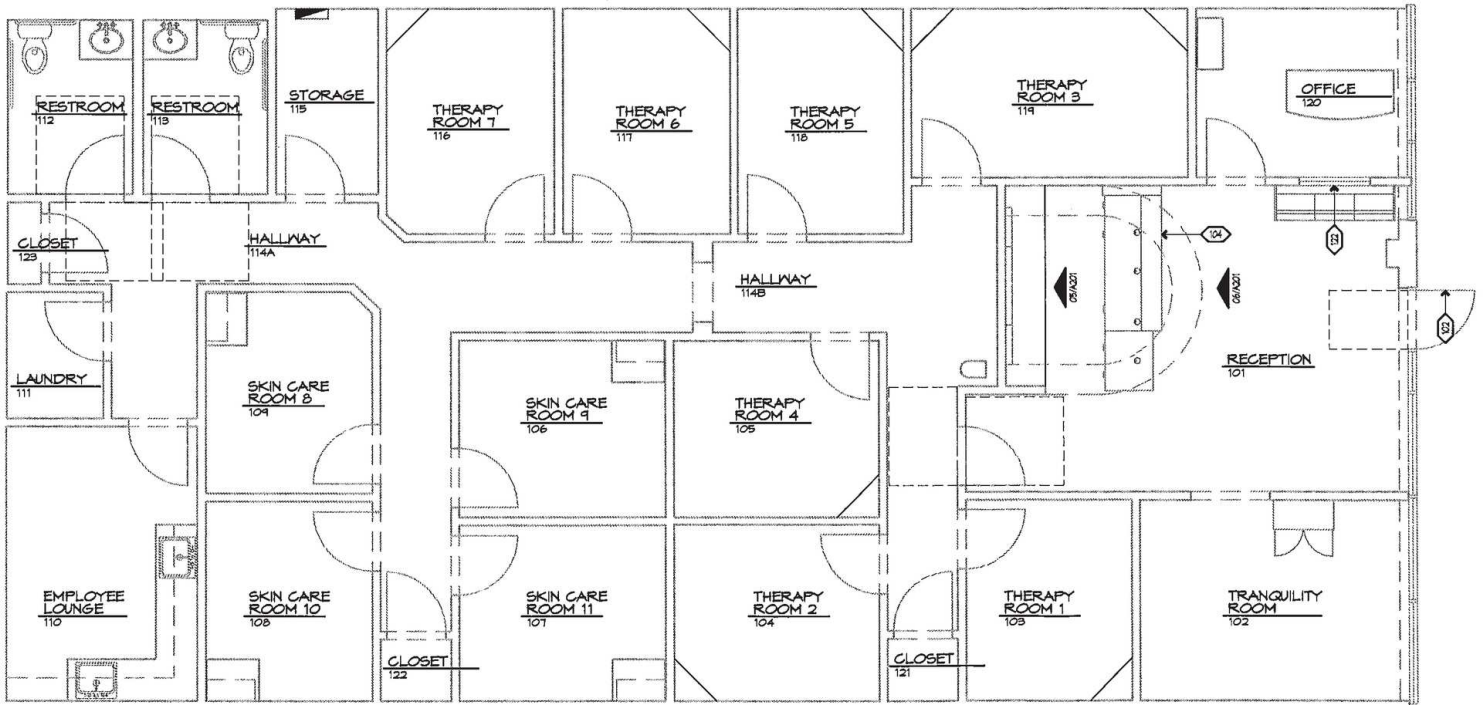
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Floor Plan - Suite 300



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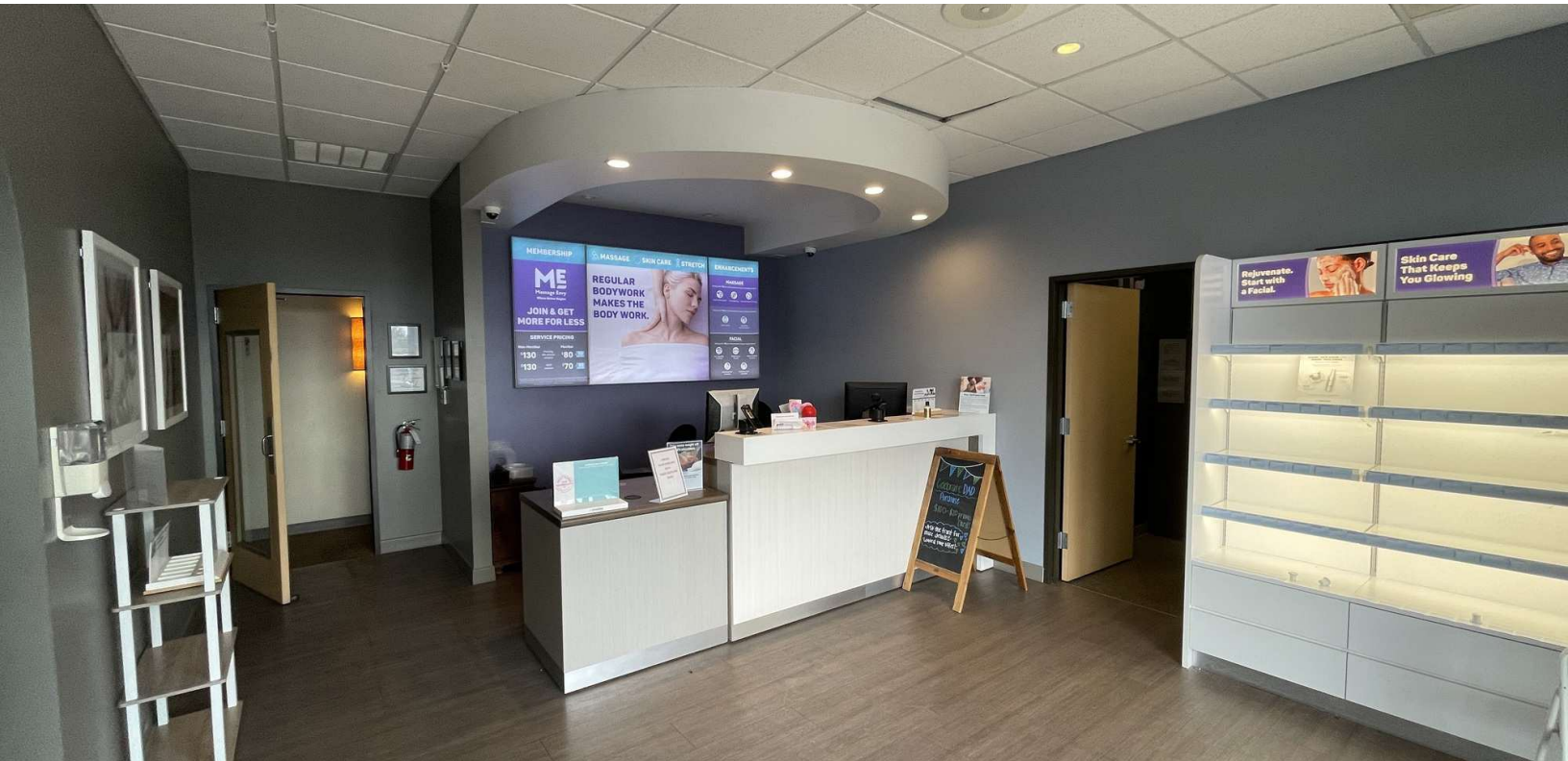
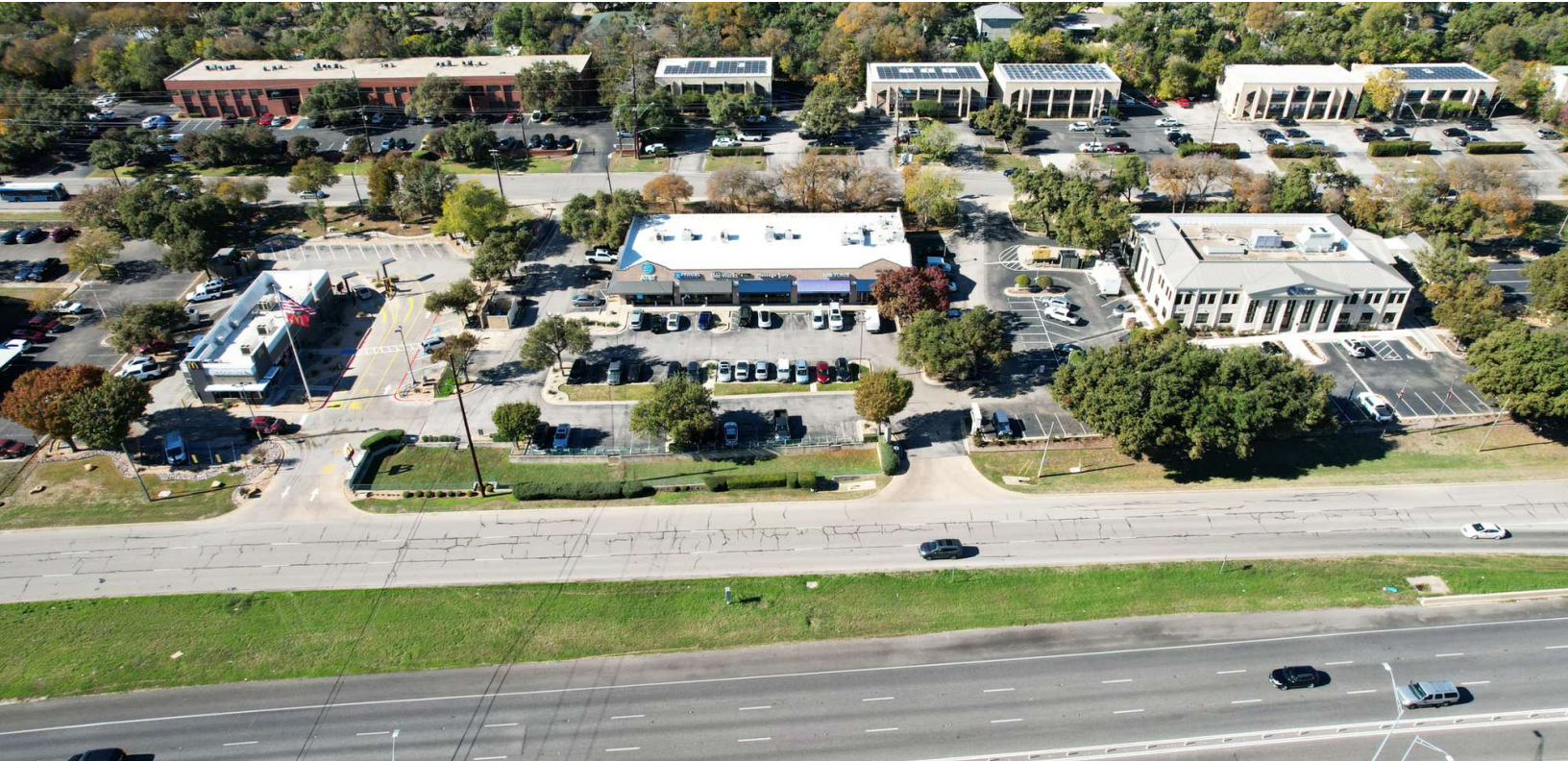
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Additional Photos



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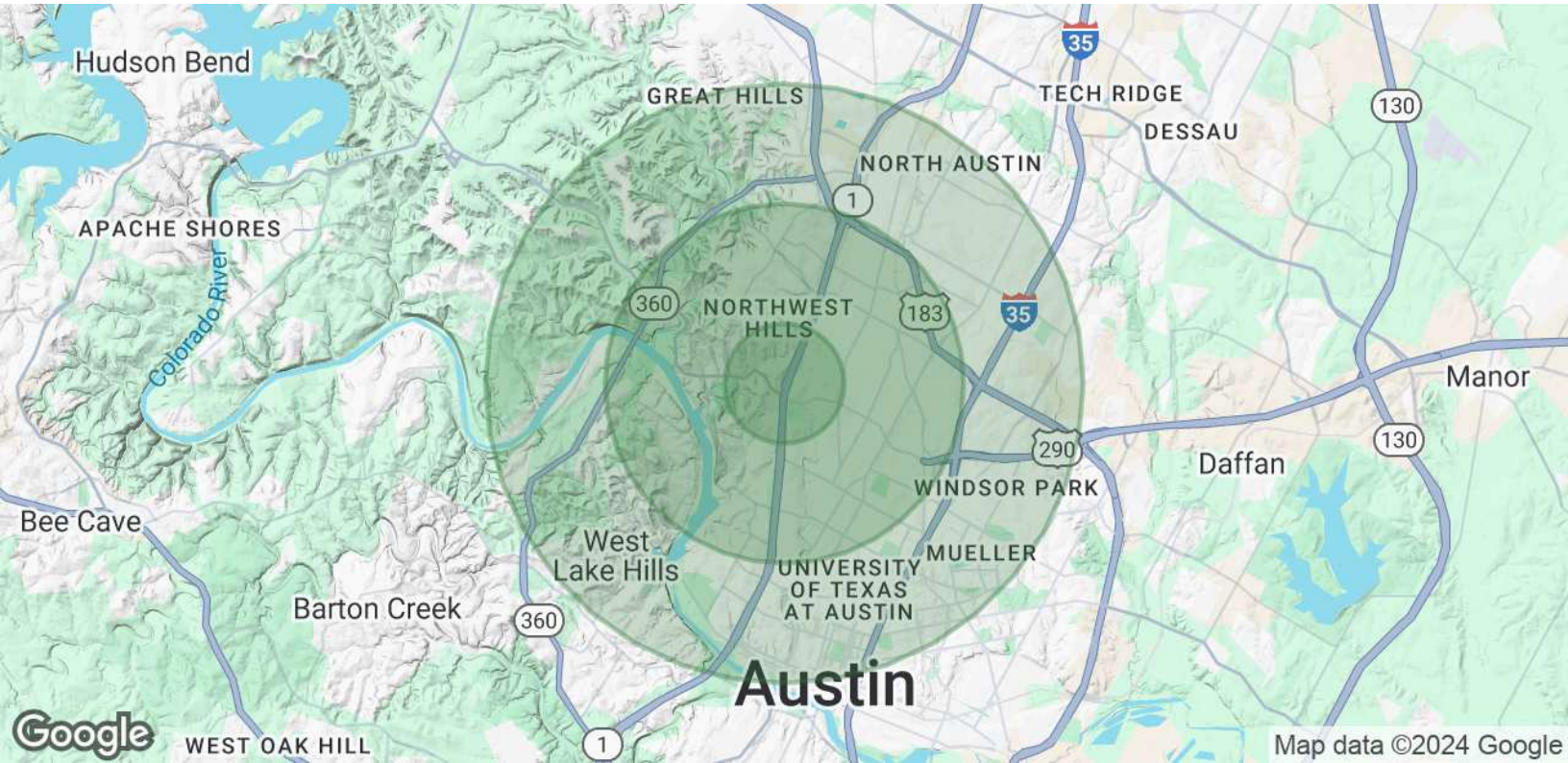
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,074	109,411	299,187
Average Age	41	39	36
Average Age (Male)	40	39	36
Average Age (Female)	42	40	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,000	52,314	132,960
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$192,110	\$153,059	\$124,553
Average House Value	\$958,036	\$893,076	\$731,572

Demographics data derived from AlphaMap

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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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JAMES ROURKE	559994	jim@sagecommercialtx.com	(512) 921-1234
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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