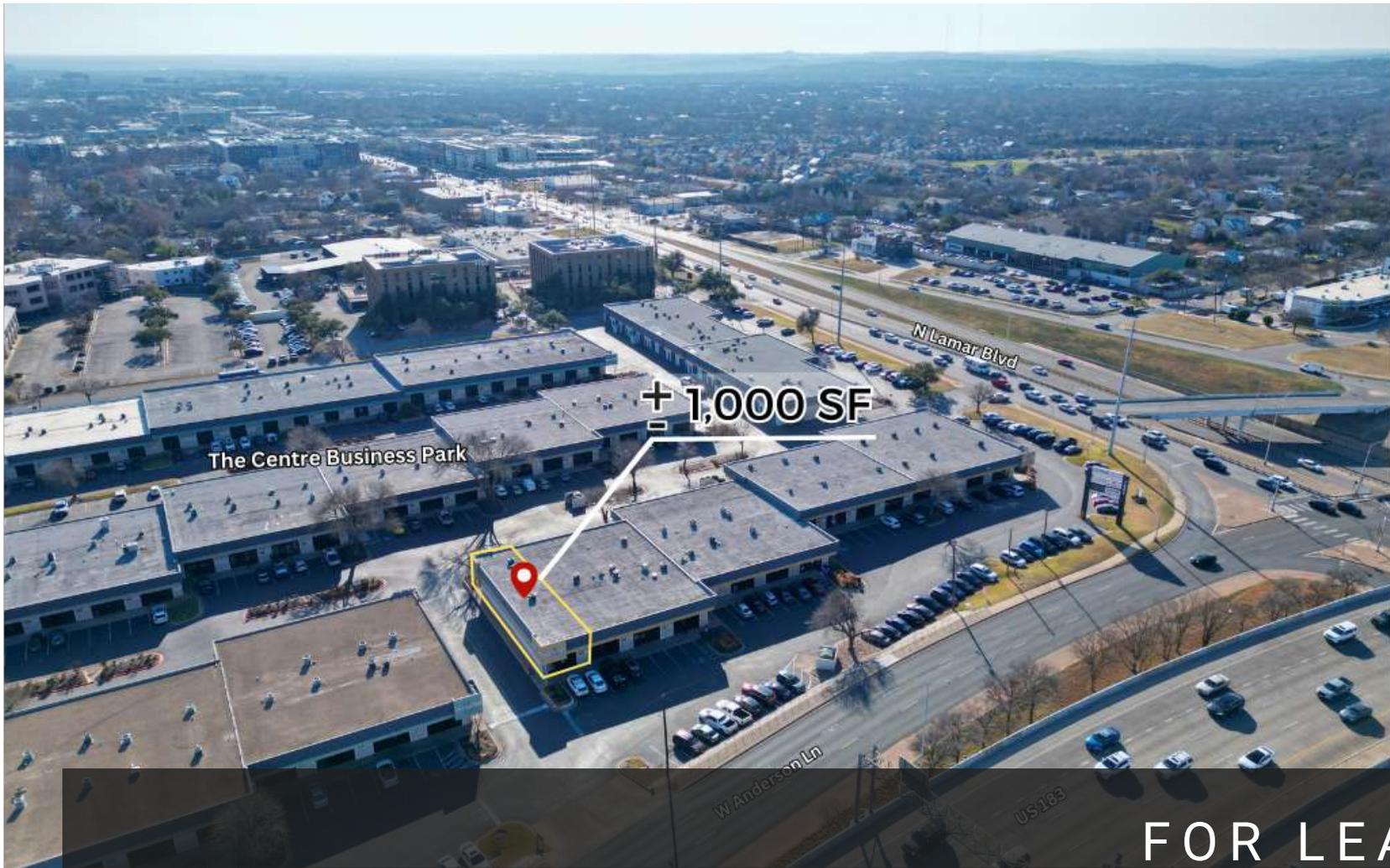


SALON FOR LEASE

# BEAUTY BUSINESS READY SPACE IN AUSTIN

7801 NORTH LAMAR BOULEVARD, AUSTIN, TX 78752



**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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jslanker@kw.com  
617990, Texas

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# TABLE OF CONTENTS

7801 NORTH LAMAR BOULEVARD



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Property Summary	3
Aerial View	4
Frontage	5
Reception/Service Area	6
Office & Treatment Rooms	7
Location Maps	8
Business Map	9
Demographics	10
Disclaimer	11

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## PROPERTY SUMMARY

7801 NORTH LAMAR BOULEVARD



### Property Summary

Lot Size:	14.35 Acres
Building SF:	1,000
Parking Ratio:	1.79

### Property Overview

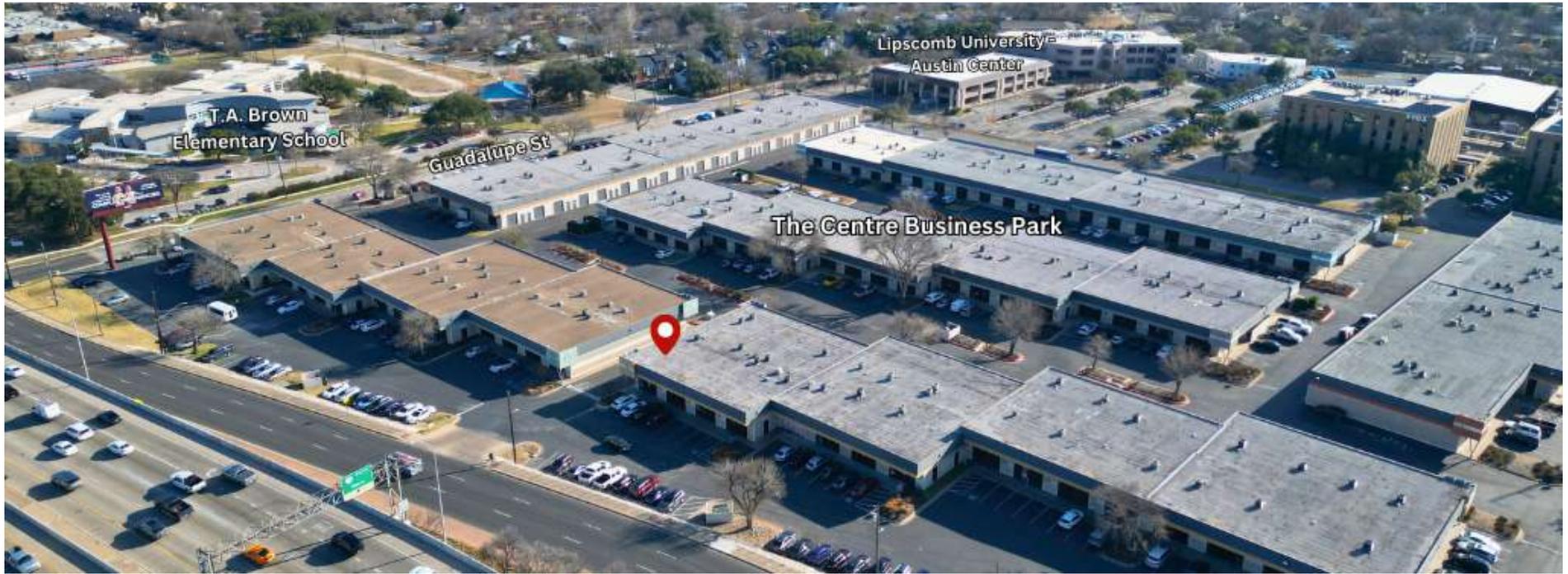
Suite A144 at 7801 N Lamar Blvd is a 1,000 SF fully built out, turnkey salon opportunity located within The Centre Business Park in North Central Austin. This space offers an established, fully operational setup with minimal key money required, allowing a new operator to step in and immediately begin business without the cost and delay of build out. The suite includes 3 fully equipped hair stations with mirrors, chairs, and tables, 2 shampoo bowl wash stations, 2 esthetician treatment beds, an infrared heat chair, washer and dryer, reception and waiting area furnishings, office furniture, and all existing equipment and supplies currently in place. The break area is fully furnished with mini fridges, microwave, and coffee station. Located in a multi tenant professional setting with ample parking and strong visibility, this is an ideal opportunity for a stylist, esthetician, or boutique salon operator seeking a plug and play setup in a central Austin location.

### Location Overview

7801 N Lamar Blvd is situated in the Highland corridor of North Central Austin near the intersection of North Lamar Boulevard and Highway 183, providing excellent regional connectivity and high daily traffic counts. The property offers quick access to I 35, US 183, and Anderson Lane, positioning it within minutes of Crestview, North Loop, Mueller, and the rapidly expanding North Austin employment hubs. The Centre Business Park is surrounded by established neighborhoods, retail centers, financial institutions, and major employers, creating consistent daytime traffic and strong visibility for service based businesses.

# AERIAL VIEW

7801 NORTH LAMAR BOULEVARD



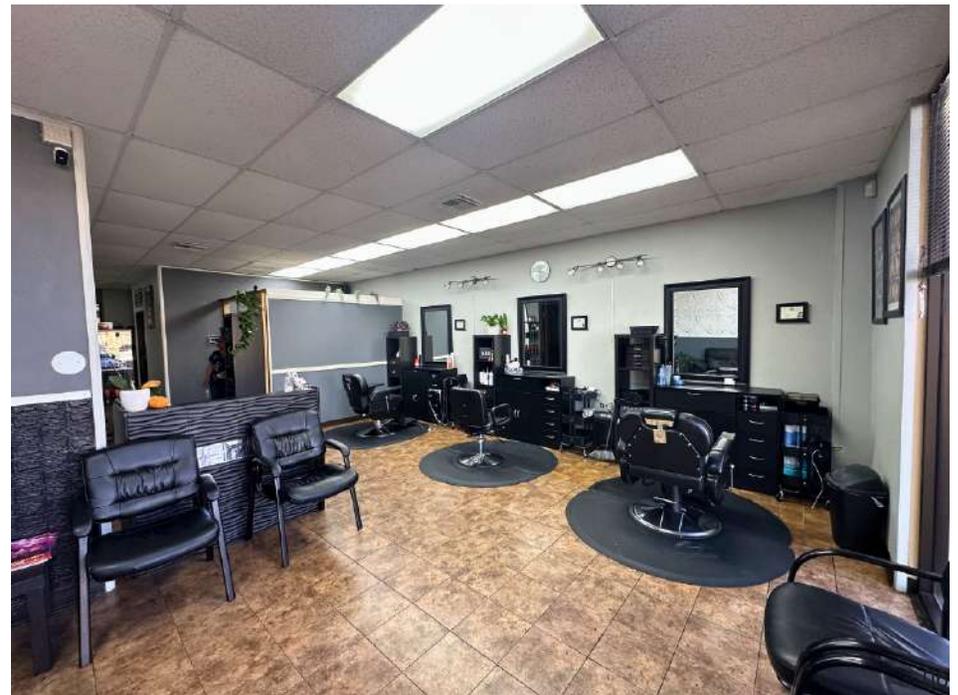
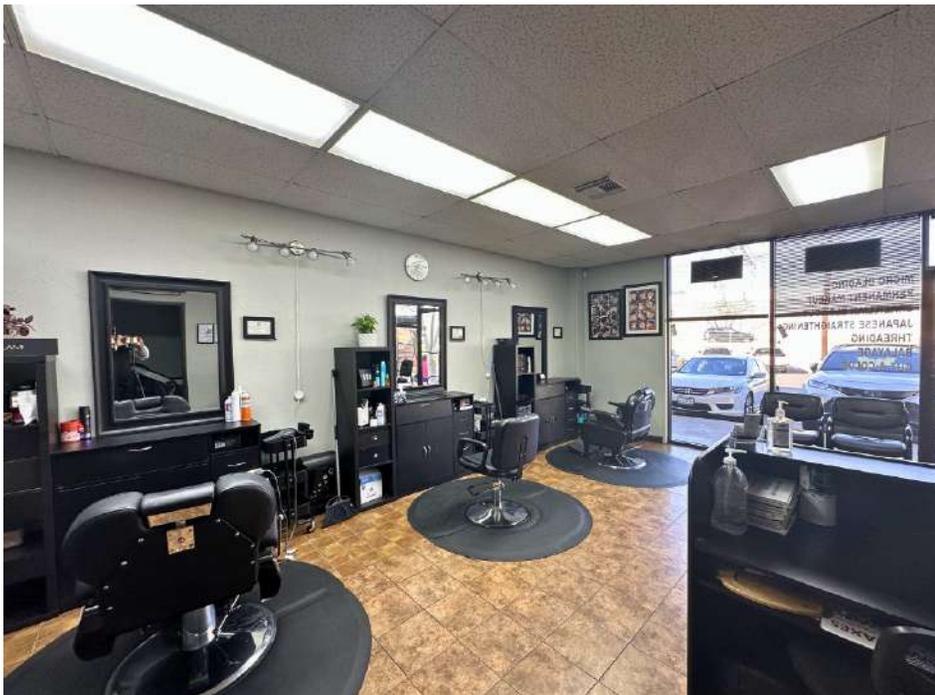
# FRONTAGE

7801 NORTH LAMAR BOULEVARD



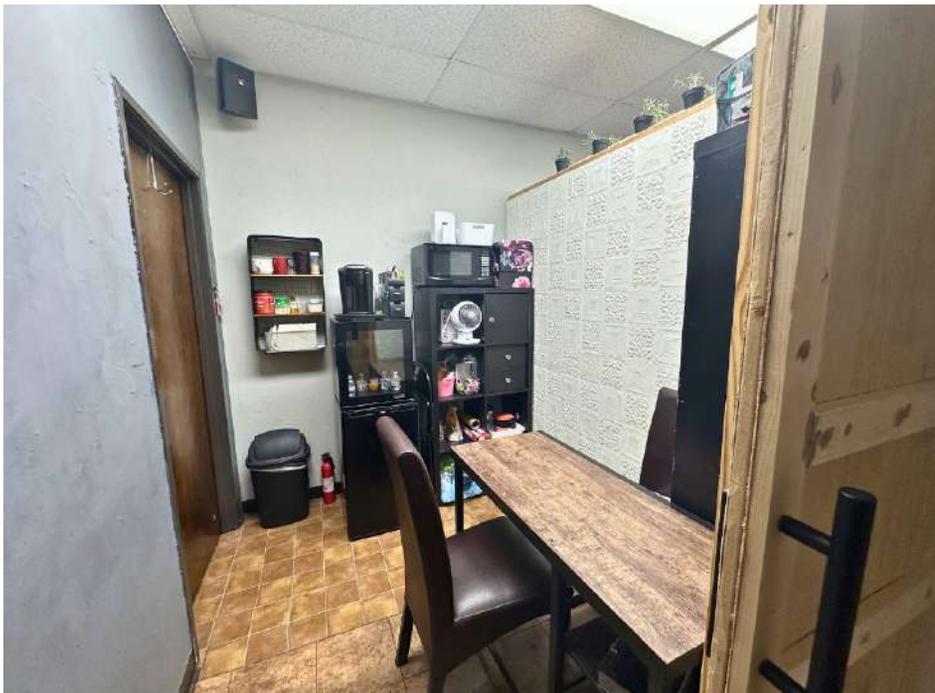
# RECEPTION/SERVICE AREA

7801 NORTH LAMAR BOULEVARD



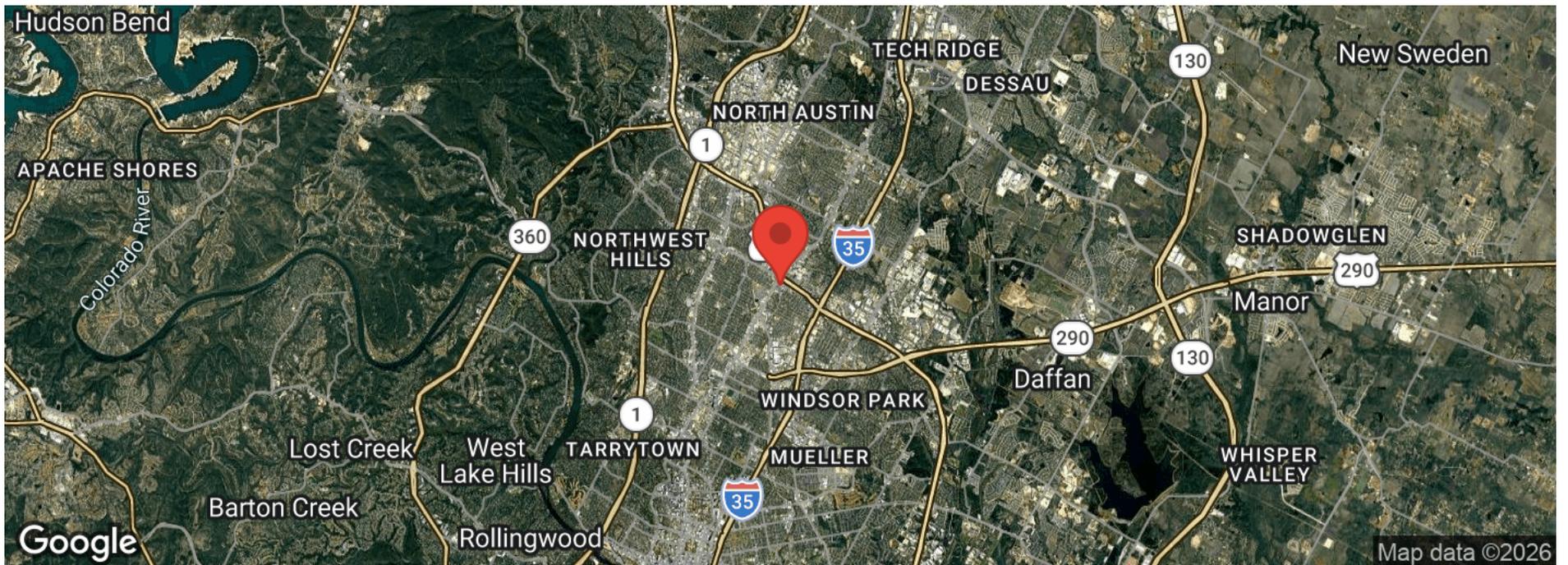
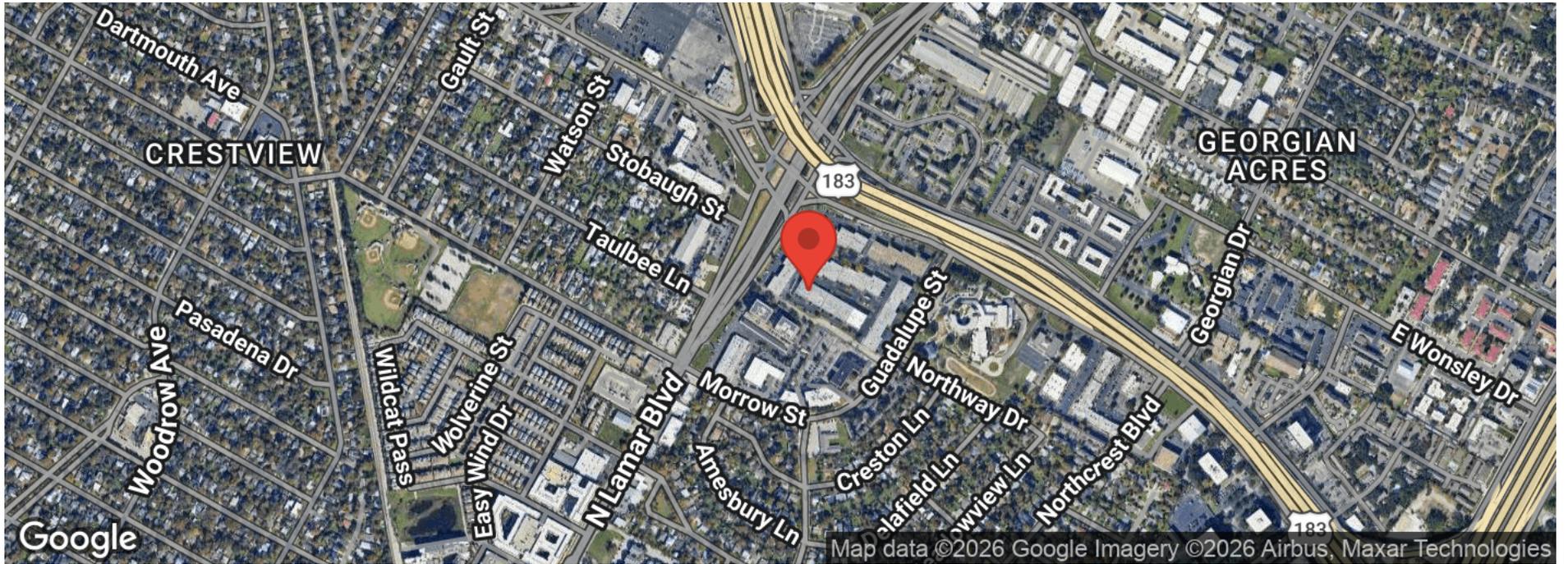
# OFFICE & TREATMENT ROOMS

7801 NORTH LAMAR BOULEVARD



# LOCATION MAPS

7801 NORTH LAMAR BOULEVARD



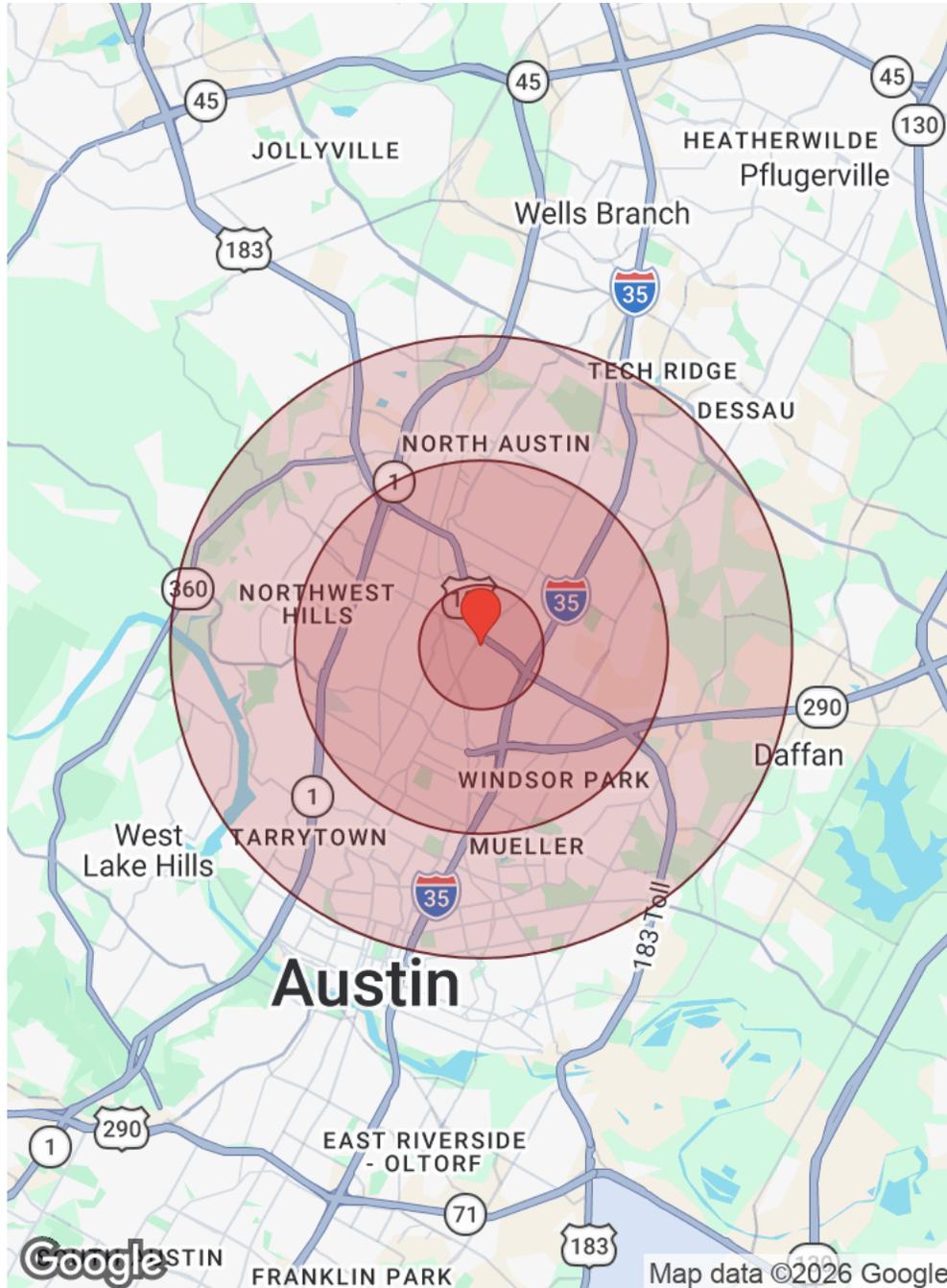
# BUSINESS MAP

7801 NORTH LAMAR BOULEVARD



# DEMOGRAPHICS

7801 NORTH LAMAR BOULEVARD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	11,863	85,480	191,699
	Female	9,922	76,188	167,487
	Total Population	21,785	161,668	359,186
Race / Ethnicity	White	9,115	71,360	167,453
	Black	1,778	13,030	34,446
	Am In/AK Nat	48	210	467
	Hawaiian	7	49	144
	Hispanic	8,816	61,870	113,000
	Asian	1,540	11,527	34,805
	Multiracial	442	3,282	7,974
	Other	39	323	898
Housing	Total Units	11,734	88,673	195,242
	Occupied	9,688	74,004	162,692
	Owner Occupied	2,965	25,008	59,073
	Renter Occupied	6,723	48,996	103,619
	Vacant	2,046	14,670	32,549
Age	Ages 0 - 14	3,570	25,066	51,867
	Ages 15 - 24	2,274	18,248	56,210
	Ages 25 - 54	12,175	86,797	178,803
	Ages 55 - 64	1,944	14,661	31,815
	Ages 65+	1,820	16,895	40,492
Income	Median	\$76,198	\$81,616	\$86,362
	Under \$15k	1,192	6,955	16,702
	\$15k - \$25k	700	4,055	8,340
	\$25k - \$35k	367	4,028	9,048
	\$35k - \$50k	987	7,787	15,176
	\$50k - \$75k	1,554	11,932	23,832
	\$75k - \$100k	973	8,478	18,148
	\$100k - \$150k	1,975	12,111	26,143
	\$150k - \$200k	682	6,945	16,387
Over \$200k	1,262	11,712	28,916	

## DISCLAIMER

7801 NORTH LAMAR BOULEVARD



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