



HORTON
REAL ESTATE PARTNERS

THE FOUNDRY

1501 E 4TH STREET
RETAIL / OFFICE SPACE FOR SALE

EXECUTIVE SUMMARY

Property Overview

Now available for sale is a newly constructed +/- 750 sq ft. ground floor unit at the Foundry condo project located at E. 4th and Onion Streets in booming east Austin. Built in 2019, the property encompasses stunning design features and offers Class A amenities. The location is close to it all - convenient transit hubs, coffee bars, restaurants, entertainment venues, and living spaces. Plaza Saltillo is one block away and includes Whole Foods and an urban Target store among many other shops, restaurants and recreational outdoor spaces. The property is a half block to the Plaza Saltillo metro station for ultimate ease to public rail transit.

Property Highlights

- 17 condo residences directly above sale premises
- Floor to deck ceiling height 13' - 10"
- 3 stories totaling 75,828 SF of office adjacent to premises
- 3 levels of underground parking
- Pre-certified LEED Gold design for sustainability
- Building signage opportunities
- Minutes to downtown
- 1,500 SF lounge and conference room area
- Outdoor space including the "paseo" and adjacent Comal Pocket Park
- 24 hour lobby security
- 3,000 SF fitness center with lockers and showers
- Cycle Barn for on-site bicycle storage

Summary

SALE PRICE	\$725,000	CONDITION	Turn-key
AVAILABLE SF	750 SF	PARKING	3 Reserved parking spaces



INTERIOR / EXTERIOR



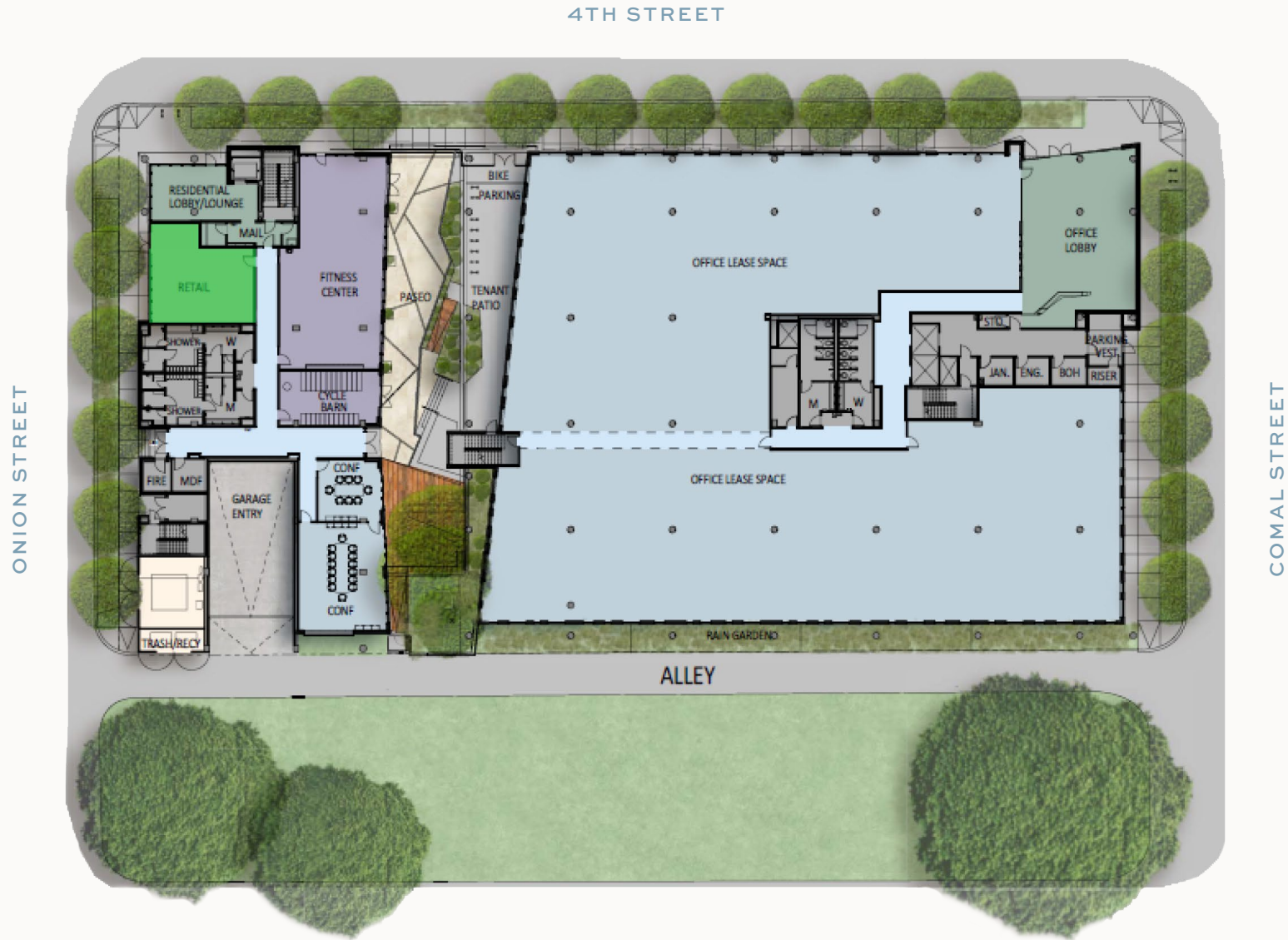
FACILITIES



ADDITIONAL PHOTOS



SITE MAP



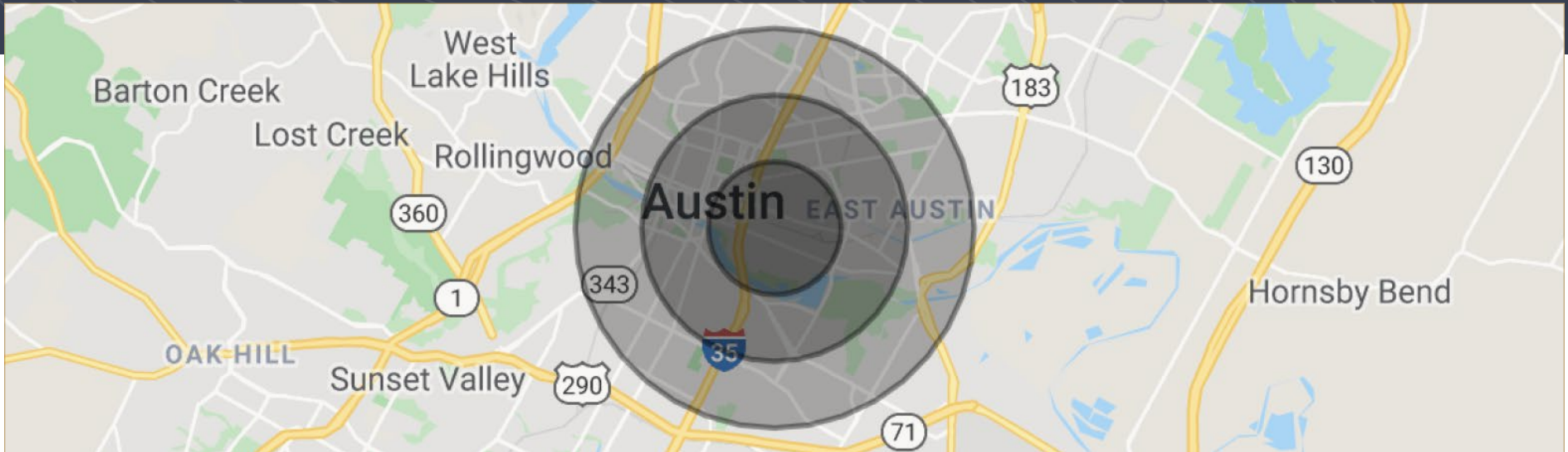
LOCATION MAP



AMENITY MAP



DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,477	65,511	145,948
Median Age	32.3	29.8	28.4
Median Age Male	32.5	30.0	28.7
Median Age Female	31.3	29.3	28.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,722	26,085	61,510
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$65,470	\$59,416	\$54,448
Average House Value	\$205,386	\$274,380	\$314,335

**Demographic data derived from 2010 US Census.*



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PERRY HORTON

PERRY@HRE-PARTNERS.COM | 512.415.4565

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