

1101 W ANDERSON LANE

AUSTIN, TEXAS 78757



FOR SALE





[Click for Virtual Tour of First Floor](#)

[Click for Virtual Tour of Second Floor](#)

5,236 SF

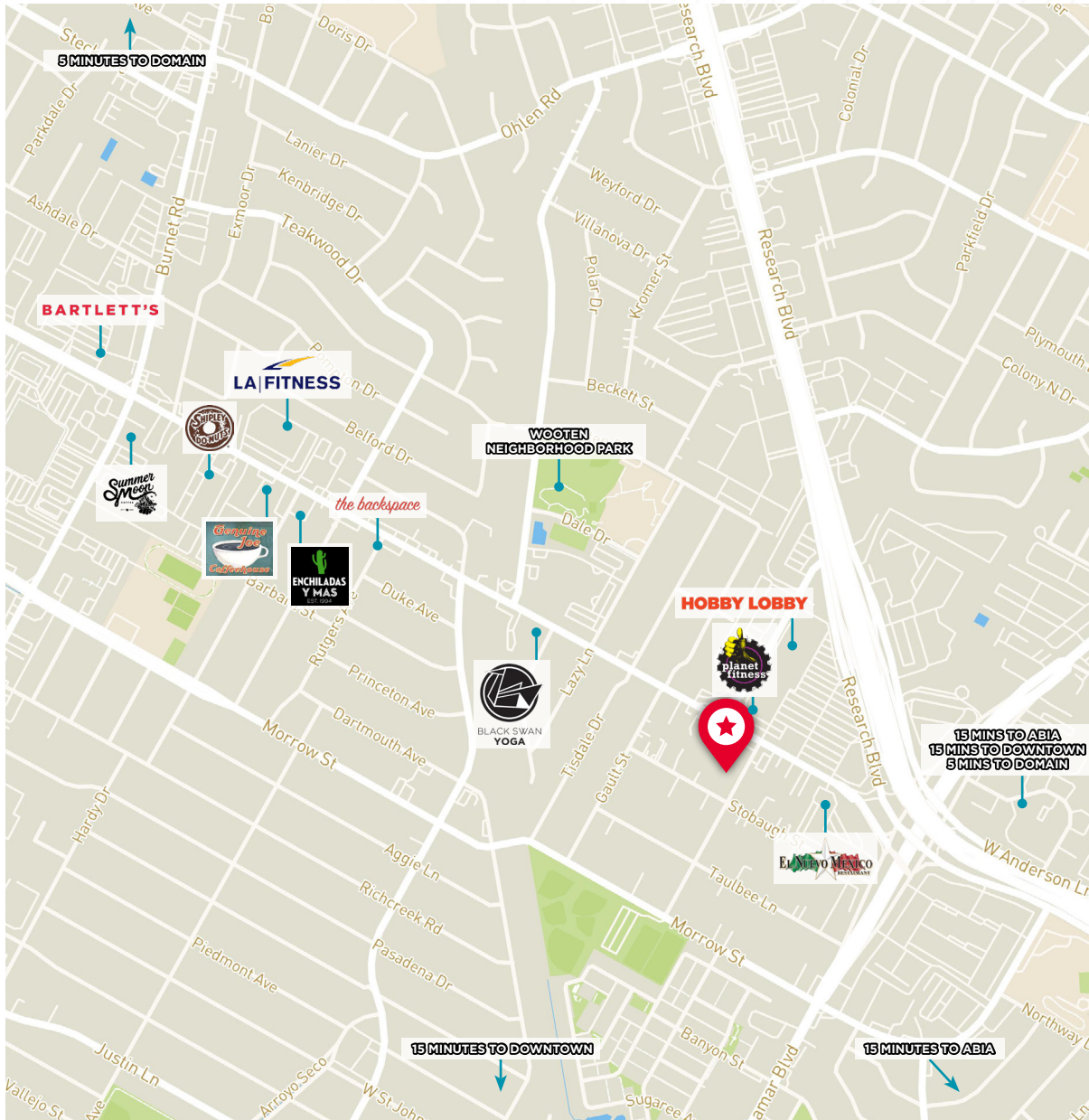
1101 W Anderson Lane's convenient central location, flexible design, and excellent visibility make it a perfect opportunity for both retail and office users.

Located on W Anderson Lane, 1101 W Anderson is in proximity to a plethora of local and national retail brands. I-35, Mopac, 183, and North Lamar make the building easily accessible from all parts of the city.

The former headquarters of Amy's Ice Cream, 1101 W Anderson's flexible layout makes it an ideal spot for both office and retail users. The first floor layout can easily accommodate retail use, with excellent private office space on the second floor. With a 4.5/1000 parking ratio, the building can serve as both a retail destination and a busy office.

With corner frontage on W Anderson Lane, the building features a prime visibility location. With planned redevelopments of the area in place, 1101 W Anderson provides an excellent opportunity to be part of Austin's next future mega mixed-used development.

THE LOCATION



DEMOGRAPHICS

3-MILE RADIUS

156,601

POPULATION

34

MEDIAN AGE

\$72,487

MEDIAN HOUSEHOLD INCOME

76,554

HOUSING UNITS

[Click to View Demographics](#)

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