

For Lease

CBRE

# ±0.33 Acre Lot

Prime Central Austin Ground Lease Opportunity Across from Central Market

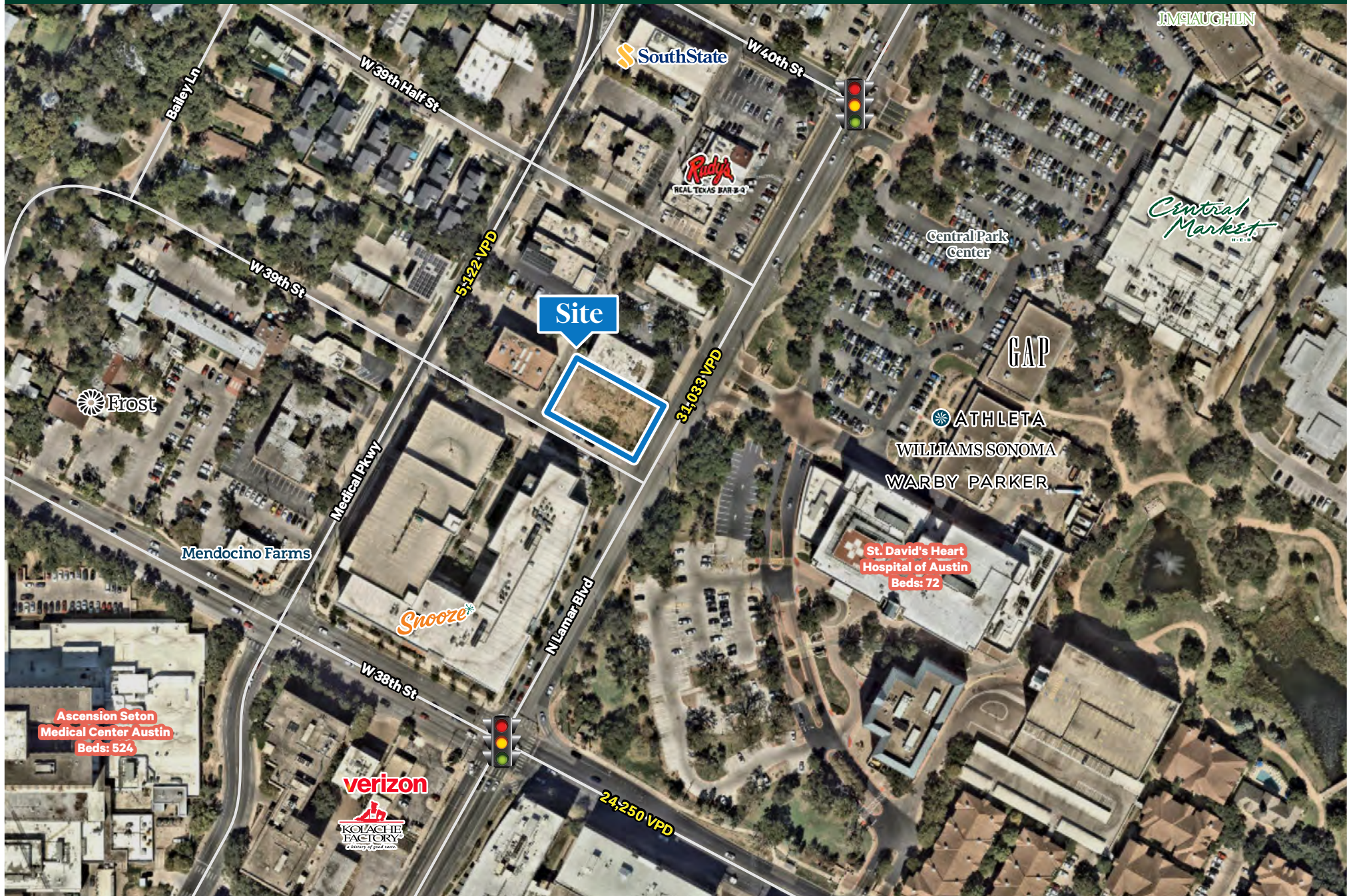
1000 W 39th St | Austin, TX 78756 | [www.cbre.com](http://www.cbre.com)



Retail

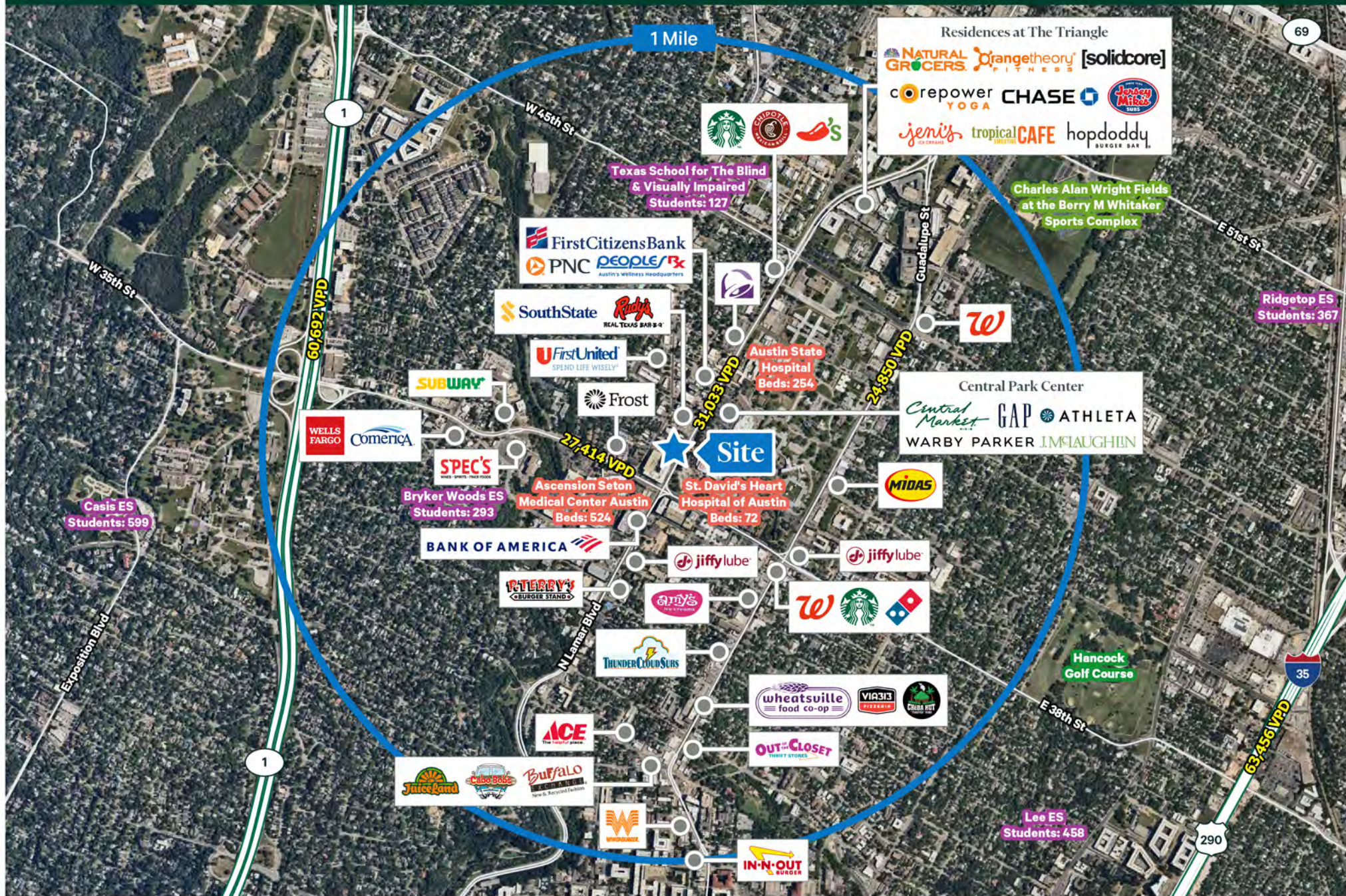
# W 39th St & N Lamar Blvd

Austin, TX



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## Prime Central Austin Ground Lease Opportunity

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*This is a rare opportunity to ground lease a ±0.33-acre redevelopment site in one of Central Austin's most established retail and medical corridors. Located directly across from Central Market and near Austin Heart Hospital, the property offers exceptional visibility, strong demographics, and convenient access to North Lamar Boulevard, making it ideal for a variety of retail, restaurant, medical, and service-oriented users.*

- + Exceptional demographics with affluent households and dense surrounding neighborhoods supporting retail and service businesses.
- + Minutes from Downtown Austin, The University of Texas, Hyde Park, Allandale, and The Triangle.
- + Freestanding development opportunity allowing tenants to create a custom-built facility and maximize brand presence.
- + Ideal for coffee, QSR, medical, wellness, financial services, boutique retail, or neighborhood-serving uses.
- + **Please contact broker for rate**

| 2025 Demographics        | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 22,702    | 165,986   | 369,712   |
| Median Age               | 29.4      | 31.2      | 33.4      |
| Average Household Income | \$148,626 | \$162,341 | \$158,158 |
| Average Household Size   | 1.8       | 1.85      | 1.96      |
| Daytime Population       | 44,119    | 327,972   | 601,073   |
| Total Businesses         | 1,820     | 15,658    | 29,337    |
| Total Employees          | 25,844    | 223,397   | 354,887   |

### Nearby Retailers

WARBY PARKER



ATHLETA

USPS.COM



TINY BOXWOODS



Tacodeli



uchiko

WILLIAMS SONOMA

## Contact Us

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