

DAVENPORT VILLAGE

3801 N CAPITAL OF TEXAS HWY
AUSTIN, TX 78746

RETAIL PROPERTY FOR LEASE

RICHARD JACKSON

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PROPERTY DESCRIPTION

Join the vibrant community at Davenport Village, where an exceptional leasing opportunity awaits your business. With a well-balanced mix of national and local service-based tenants, Davenport Village offers a dynamic environment for success.

Mingle with established brands like Maudie's Tex-Mex restaurant, Casa De Monte Cristo, Salons by JC, and Club Champion, among others. This complementary mix of tenants ensures a diverse range of offerings that cater to the needs and preferences of our discerning clientele.

PROPERTY HIGHLIGHTS

- Surrounded by high household incomes
- Well known neighborhood shopping center serving the Davenport Ranch, Westlake, Rob Roy, and Barton Creek communities
- In close proximity to Austin Country Club, St Stephens Episcopal School, Pennybacker Bridge, and office buildings

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OFFERING SUMMARY

Available SF:	1,470 - 3,274 SF
Building Size:	128,934 SF
Vehicles Per Day:	66,643 via N. Capital Highway 12, 857 via Westlake Drive
Major Tenants:	Maudie's Tex-Mex Restaurant, Salons by JC, Club Champion, Davenport Liquor

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$271,402	\$247,791	\$180,959
Total Population	2,466	32,897	160,290
Total Households	913	13,445	71,431



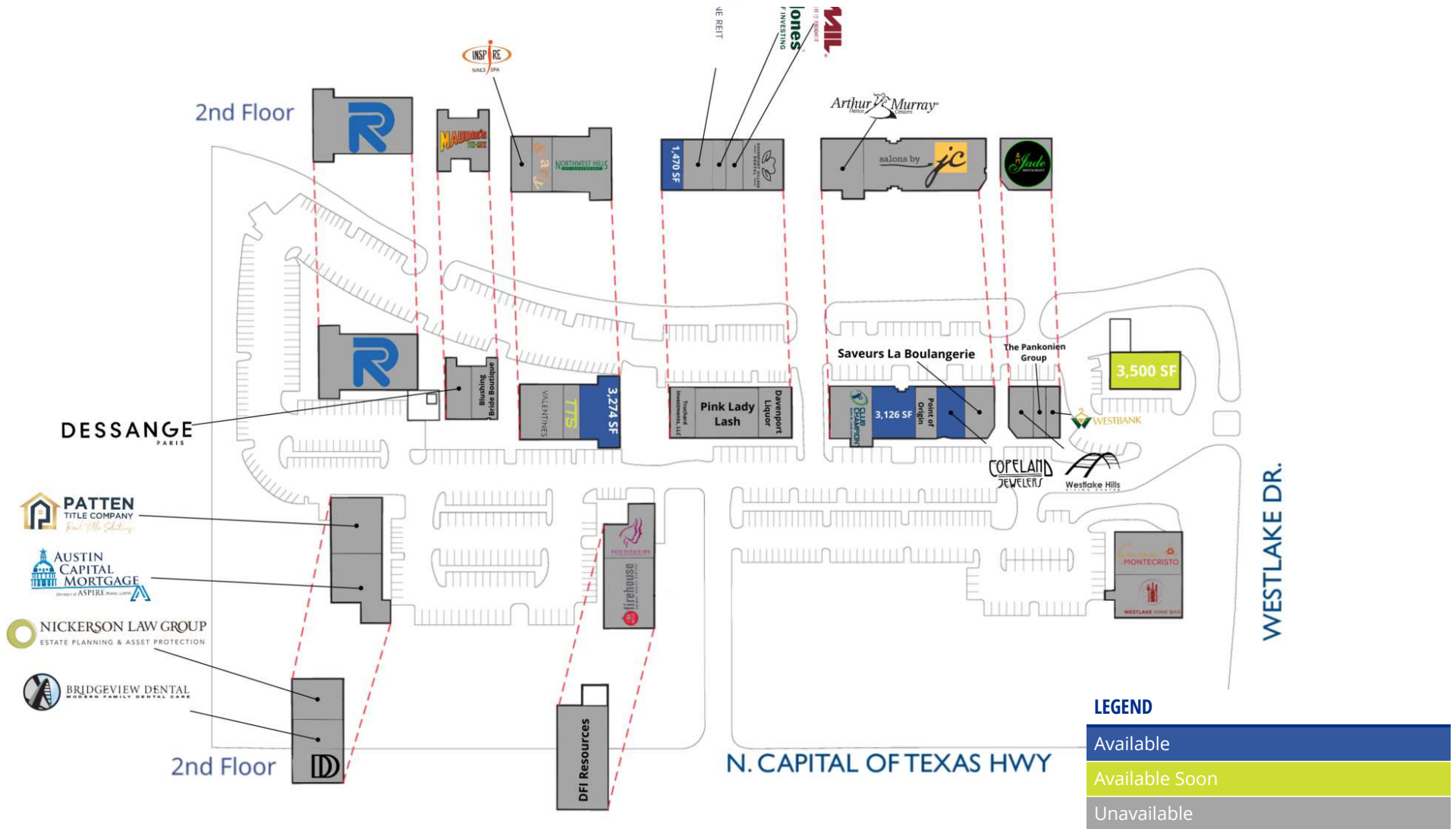
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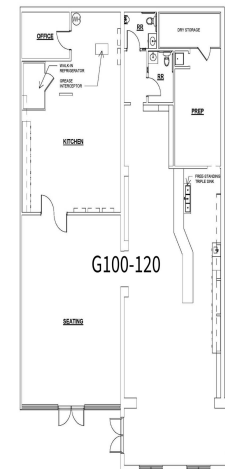
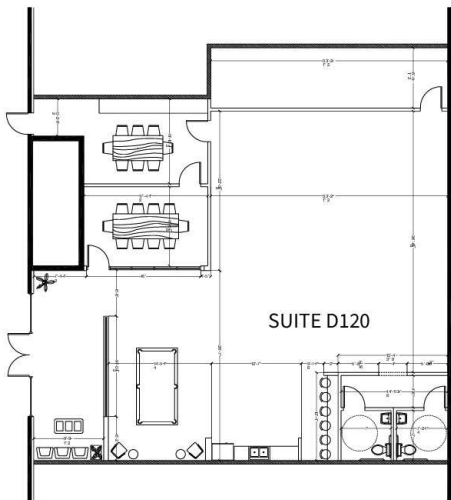
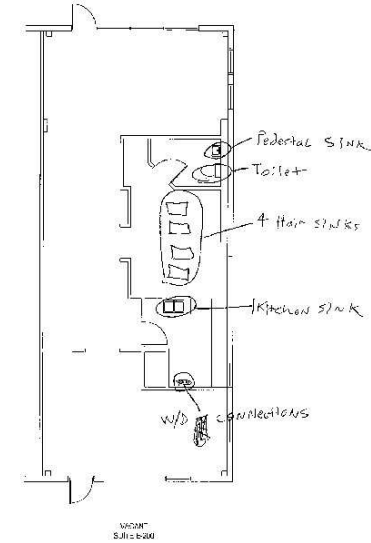
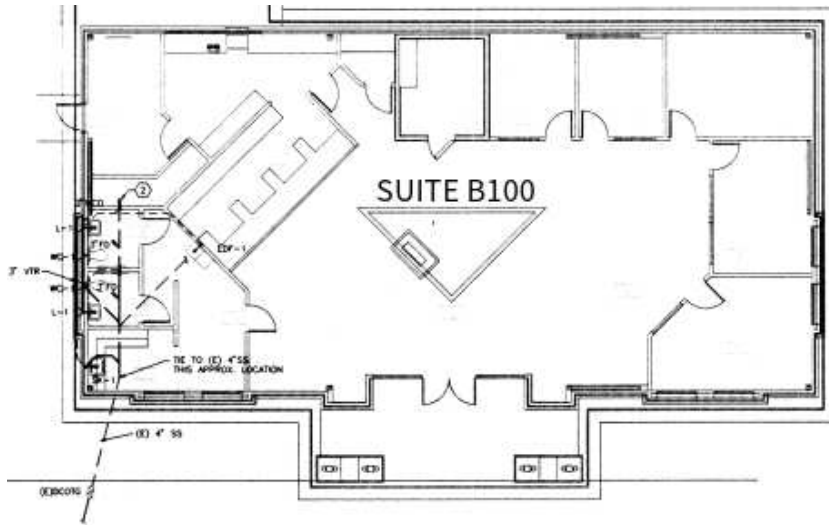
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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B100, D120, E200, G100-120 N CAPITAL OF TEXAS HWY, AUSTIN, TX 78746



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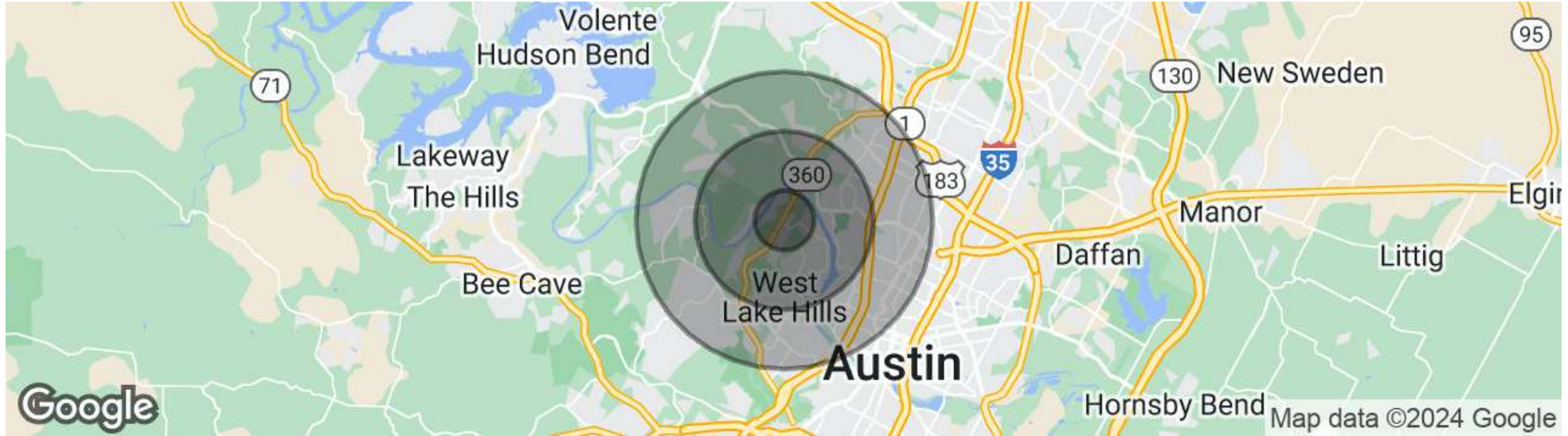
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,466	32,897	160,290
Median age	43	43	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	913	13,445	71,431
# of persons per HH	2.7	2.4	2.2
Average HH income	\$271,402	\$247,791	\$180,959
Average house value	\$1,606,387	\$1,287,547	\$1,038,468

* Demographic data derived from 2020 ACS - US Census



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