

# Brand New Retail/ Medical Opportunity

## SWQ BRODIE LANE & DAVIS LANE AUSTIN, TEXAS, 78748

In the heart of South Austin, this proposed retail/medical space is the ideal opportunity to start or expand a practice in an affluent, busy neighborhood with excellent demographics.

## PROPERTY HIGHLIGHTS

- Great access to all areas of South Austin and TX Loop 1
- Dense residential and commercial surroundings
- Average income within three miles: \$119,983
- 47 parking spaces
- Minutes away from St. David's South Austin Medical Center

## PROPERTY SUMMARY

- ±5,000 SF available in an 11,050 SF building
- Zoned for GR- CO
- Estimated Delivery: Q2/Q3 2023

*\*Site property lines are estimated*