

2121 PARMER

2121 W Parmer Ln, Austin, TX 78727

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located in the heart of North Austin's thriving tech corridor, 2121 W Parmer Lane is a well-positioned multi-tenant retail center offering high visibility, strong traffic counts, and excellent accessibility. The center features a diverse tenant mix that caters to the surrounding residential and professional population, with ample surface parking and prominent signage along Parmer Lane.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Units:	22
Available SF:	1,080 - 2,160 SF
Lot Size:	195,411 SF
Building Size:	52,172 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,220	53,794	136,500
Total Population	15,247	113,053	314,965
Average HH Income	\$104,744	\$103,054	\$108,270

CHARLIE SCOTT

Brokerage
512.820.2383
cscott@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,080 - 2,160 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
117	Available	2,160 SF	NNN	Contact Broker	- Available retail space
102C	Available	1,800 SF	NNN	Contact Broker	- Available retail space
103B	Available	1,303 SF	NNN	Contact Broker	- Available retail space
115	Available	1,080 SF	NNN	Contact Broker	- Available retail space
103C	Available	1,080 SF	NNN	Contact Broker	- Available retail space

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2121 PARKER

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Travel Times



The Domain
5 Minutes



Parmer Research
3 Min



Downtown Austin
20 Min



ABIA
19 Minutes

The Domain

2121 Parmer

Parmer Development

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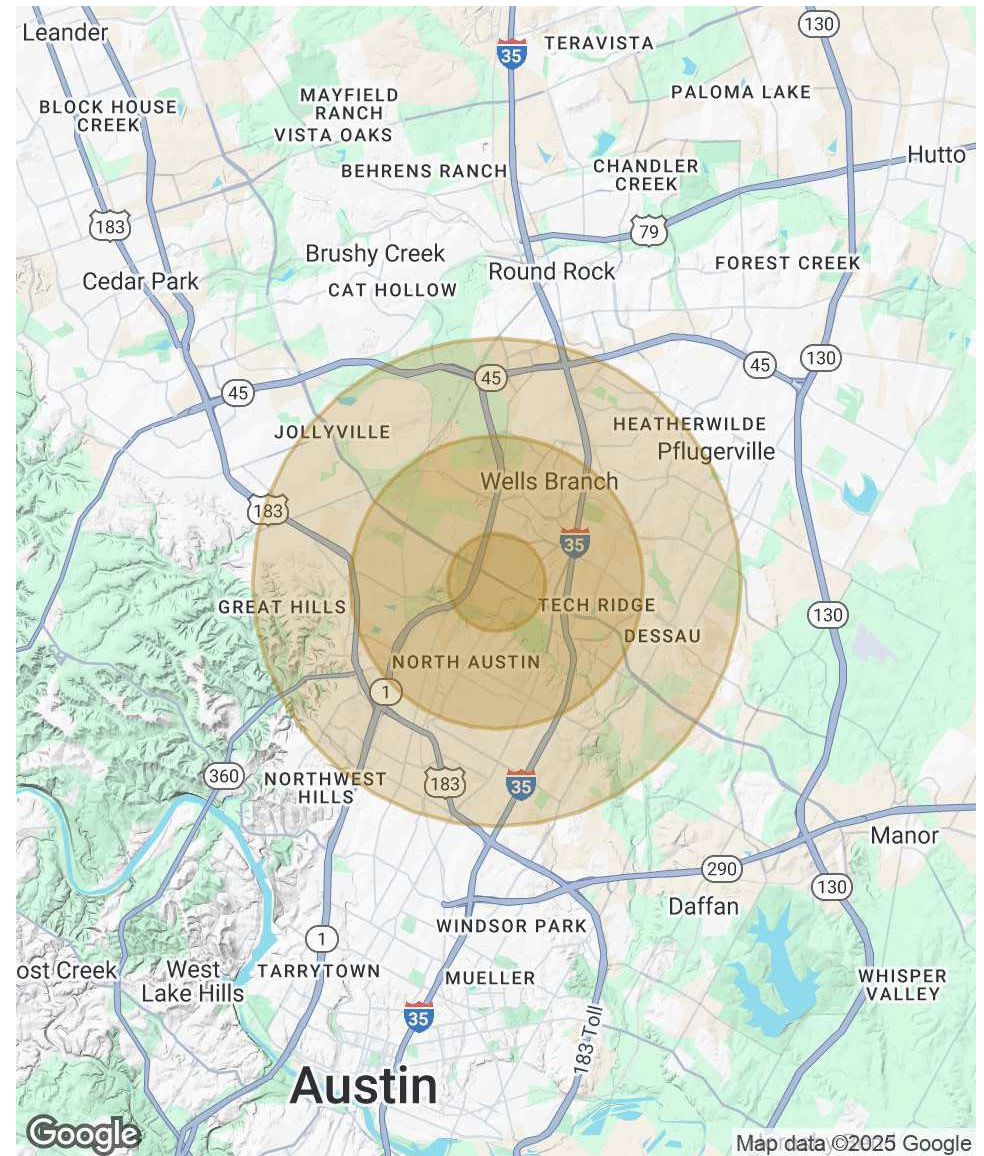
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,247	113,053	314,965
Average Age	37	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,220	53,794	136,500
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$104,744	\$103,054	\$108,270
Average House Value	\$523,793	\$474,059	\$462,810

Demographics data derived from [AlphaMap](#)



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