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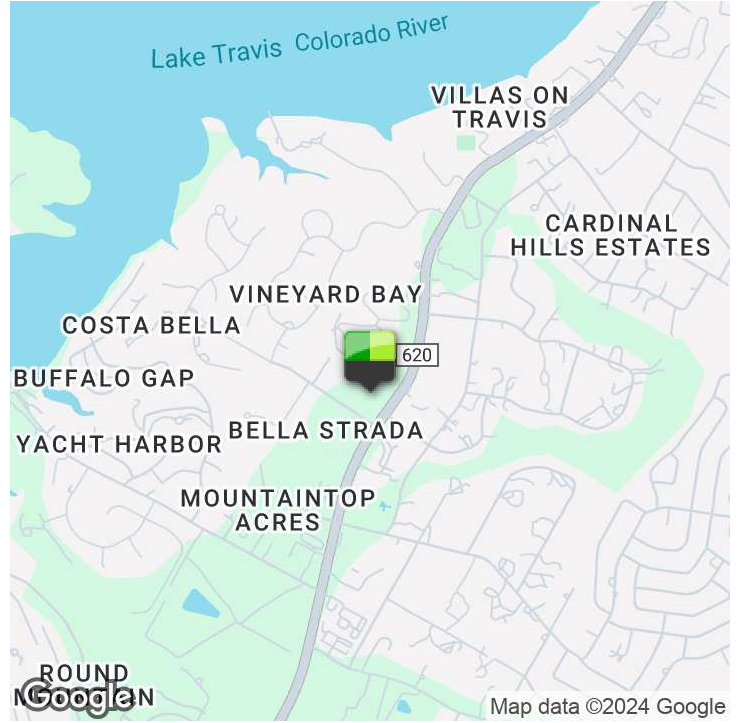
1700 RR 620 N, SUITE 106
AUSTIN, TX 78734

LIGHTHOUSE MARKET

LIGHTHOUSE MARKET

1700 RANCH ROAD 620 NORTH, AUSTIN, TX 78734

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	20,100 SF
Available SF:	2,496 SF
Lot Size:	5.17 Acres
Number of Units:	1
Year Built:	2007
Zoning:	Austin ETJ
Submarket:	Lakeway

PROPERTY OVERVIEW

2,496 SF Available today

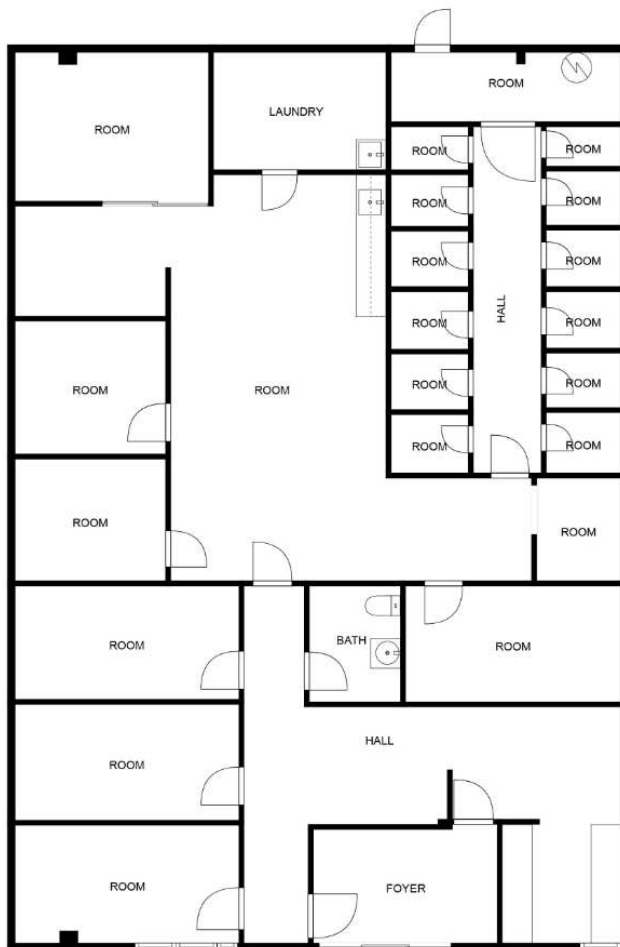
PROPERTY HIGHLIGHTS

- - Versatile retail or office space
- - High visibility
- - Easy access from Ranch Road 620 North
- - Professional management
- - Well-maintained facilities
- - Established businesses nearby
- - Prime location in Austin, TX

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FLOOR PLANS



kellycolson
PHOTOGRAPHY

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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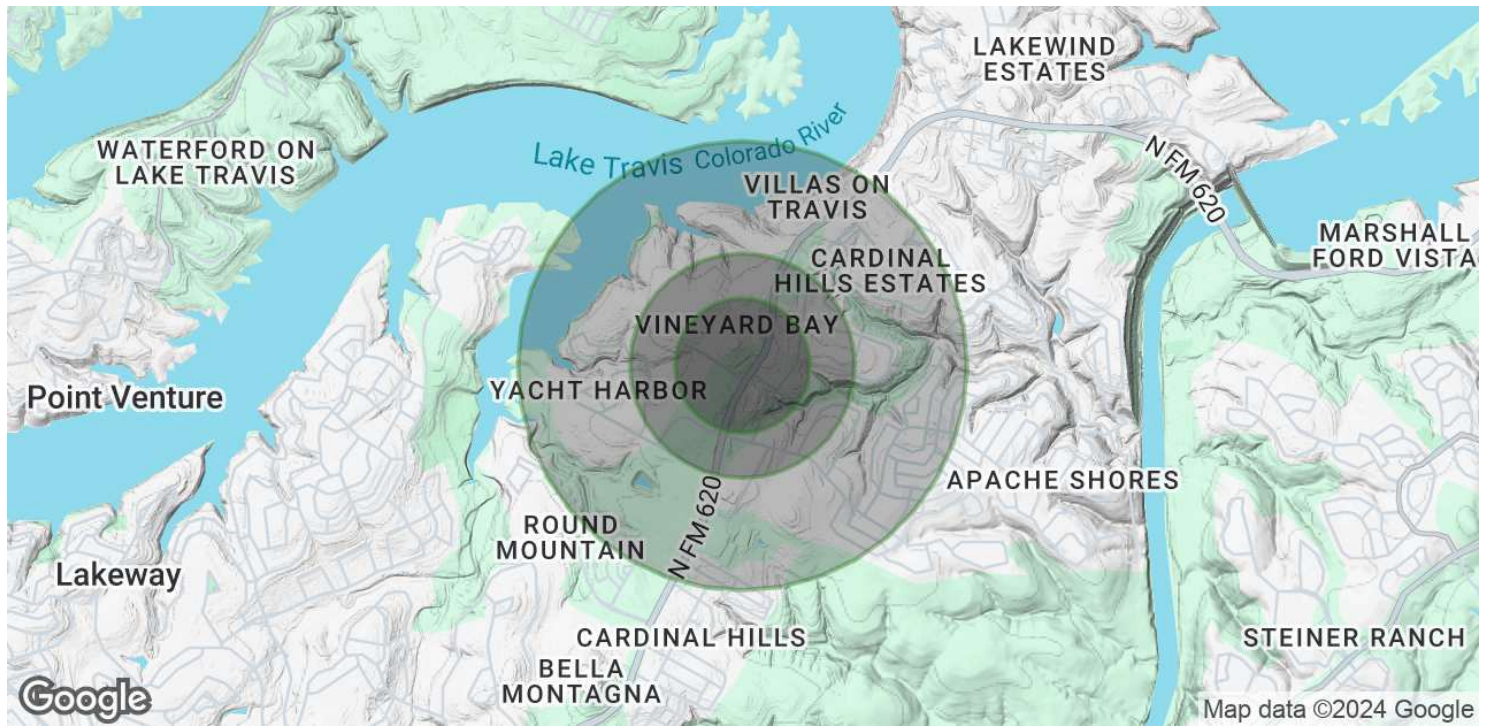
INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	488	3,654
Average Age	45	44	42
Average Age (Male)	44	44	41
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	224	1,503
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$192,507	\$190,848	\$191,433
Average House Value	\$1,399,024	\$1,346,276	\$1,041,593

Demographics data derived from AlphaMap