

FOR LEASE

TRUE^NORTH
COMMERCIAL REAL ESTATE



Retail Space Available

1,025 SF

Area Retailers

True North Commercial Real Estate has the the privilege of offering this beautiful retail space in Austin, TX. Previously occupied by EVO Performance, amassing 1,025 SF.

BODYBrite
LET YOUR BEAUTY SHINE

 **Domino's**




smile haus

3701 Guadalupe Rd
Austin, Texas 78705

Guadalupe

SUITE 106

Austin, TX

PROPERTY HIGHLIGHTS

Located on Guadalupe Street, one of Austin's main retail thoroughfares.

Sits on the edge of West Campus near Hyde Park.

Along the expansion of Austin's Public Transportation Network New Light Rail.

DEMOGRAPHICS

For 78705

Population	36,535
Average Household Income	\$23,750
Traffic Count - Guadalupe St. (2020)	12,744

PROPERTY INFORMATION

Center Size - building	6,991 SF
Space for Lease	1,025 SF
Year Built/Renovated	1976/2010
Parking	18 Spaces

PRICING BREAKDOWN

Price per SqFt	\$35 per SF
Triple Net Estimate	\$14 per SF

For More Information Please Contact:

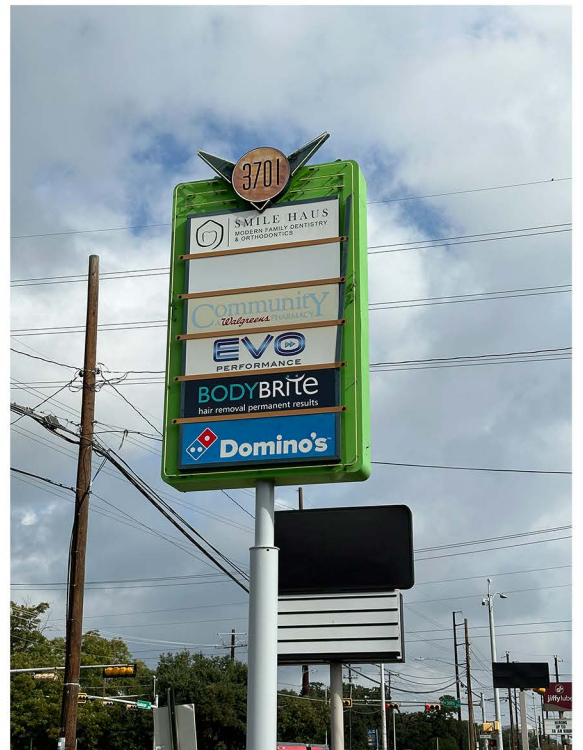
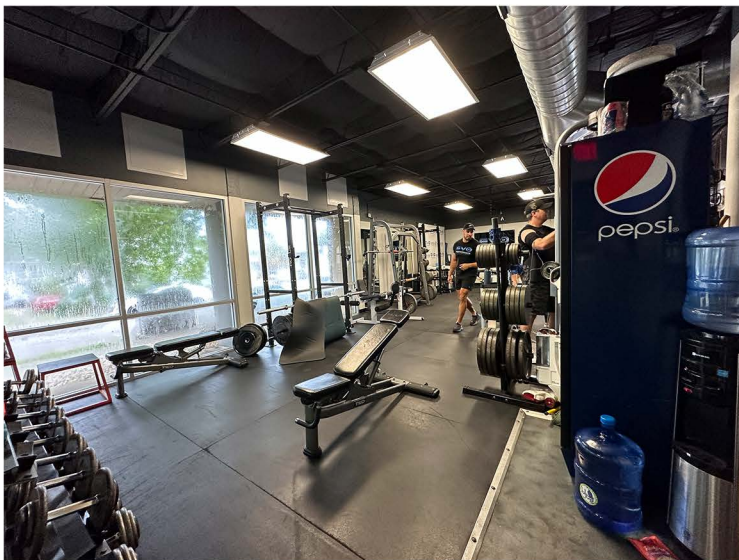
Alex Gerber, CEO
214 - 236 -7773
alex@truenorthcre.com

GUADALUPE

**3701 Guadalupe - Suite 106
Austin, TX**

FOR LEASE

TRUE^NORTH
COMMERCIAL REAL ESTATE



3701 Guadalupe Rd
Austin, Texas 78705