

PROPERTY
FOR LEASE

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LIGHTHOUSE MARKET

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1700 RANCH ROAD 620 NORTH, AUSTIN, TX 78734

EXECUTIVE SUMMARY



OFFERING SUMMARY

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

PROPERTY OVERVIEW

2,496 SF Whitebox Available
1,215 SF 2nd Generation Chiropractors Office

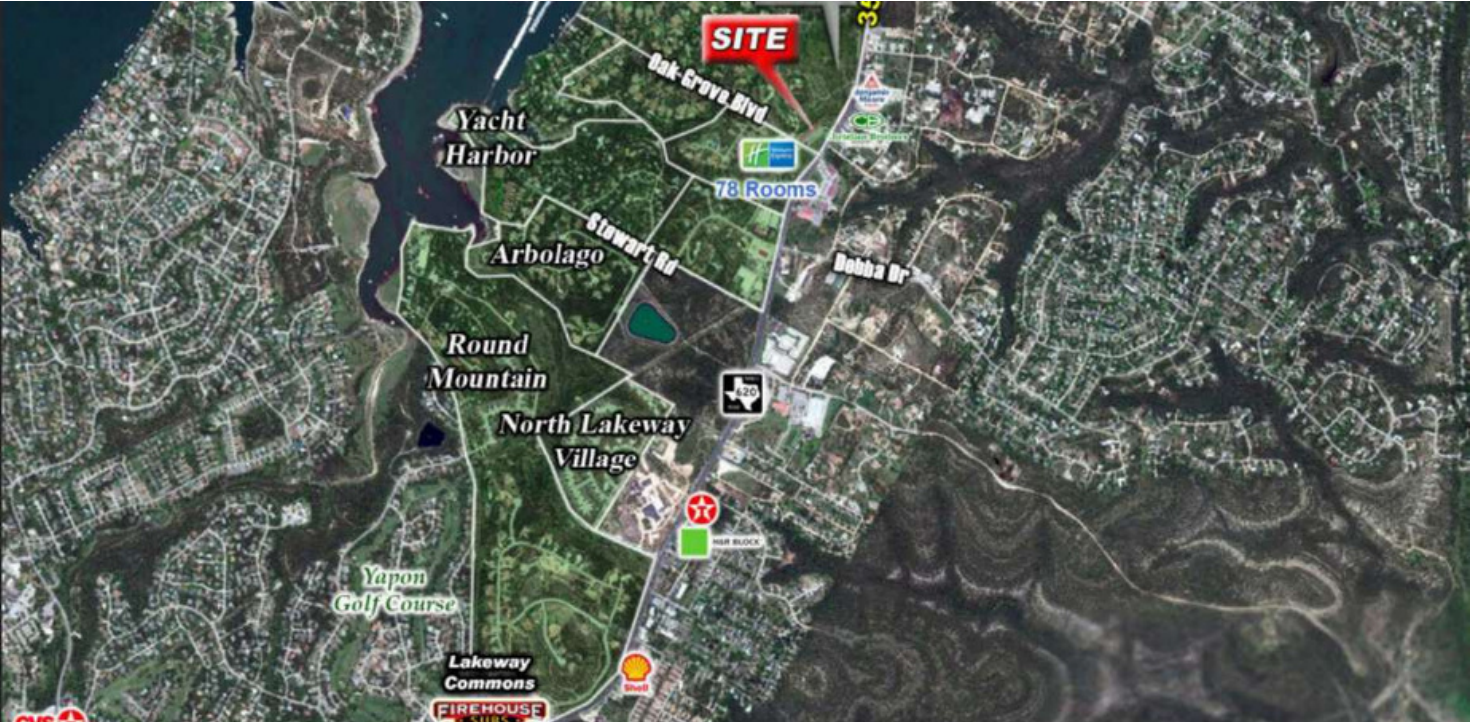
PROPERTY HIGHLIGHTS

- 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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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	Up to 3,711 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,215 SF	NNN	\$30.00 SF/yr	2nd Generation Chiropractic Office
Suite 106	Available	2,496 SF	NNN	\$30.00 SF/yr	Whiteboxing Completed Ready for Tenant

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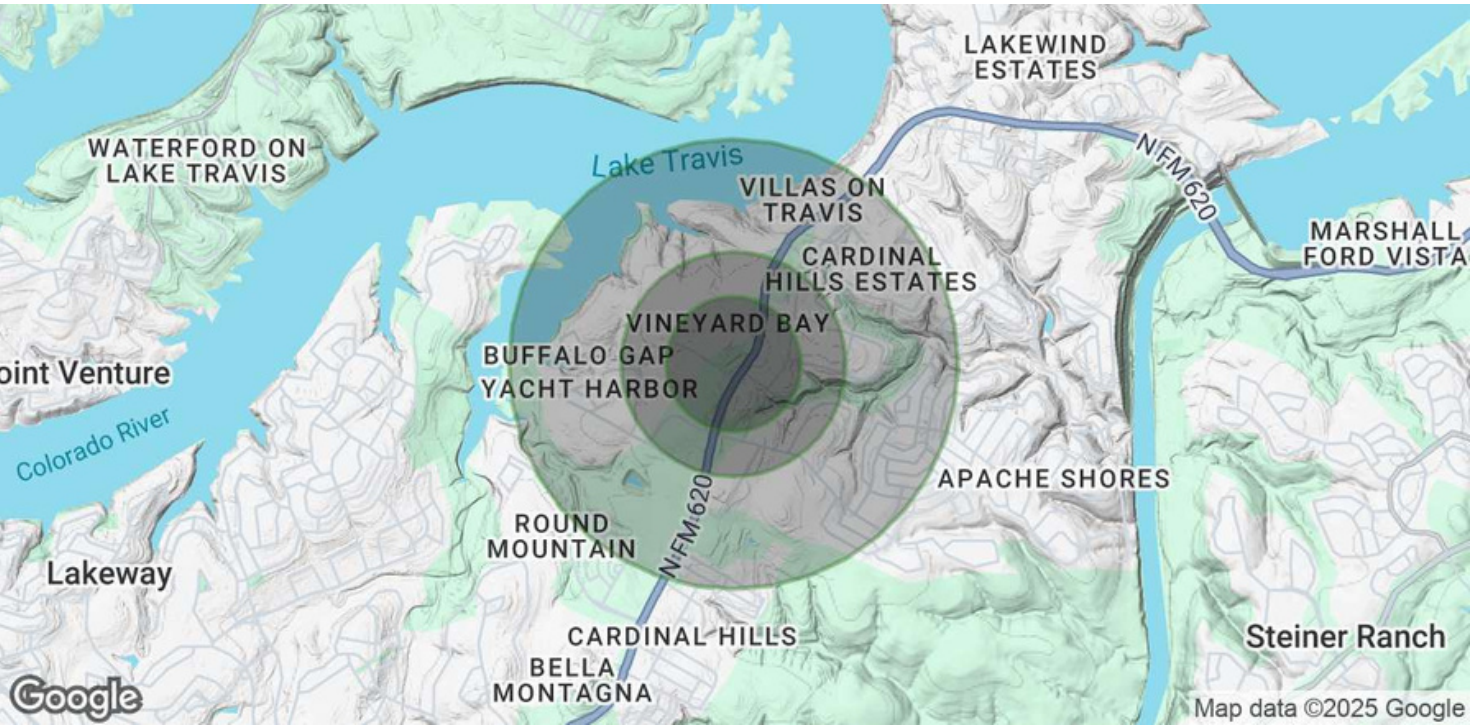
AVAILABLE SUITES



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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 # of Persons per	31	224	1,503
HH Average HH Income Average	2.1	2.2	2.4
House Value	\$192,507	\$190,848	\$191,433
Demographics data derived from AlphaMap	\$1,399,024	\$1,346,276	\$1,041,593

