



# THE ABBY AT BEN WHITE

NWQ OF IH-35 & E. BEN WHITE BLVD  
500 East Ben White Boulevard Austin, TX 78704



**FOR LEASE**

**AVAILABLE SPACE**  
20,890 SF

**RATE**  
\$19.00 PSF + \*NNNs  
NNNs\* \$12.00  
\* Estimate provided by Landlord and  
subject to change

**Joey Mendez**  
joey@resolutre.com  
512.474.5557

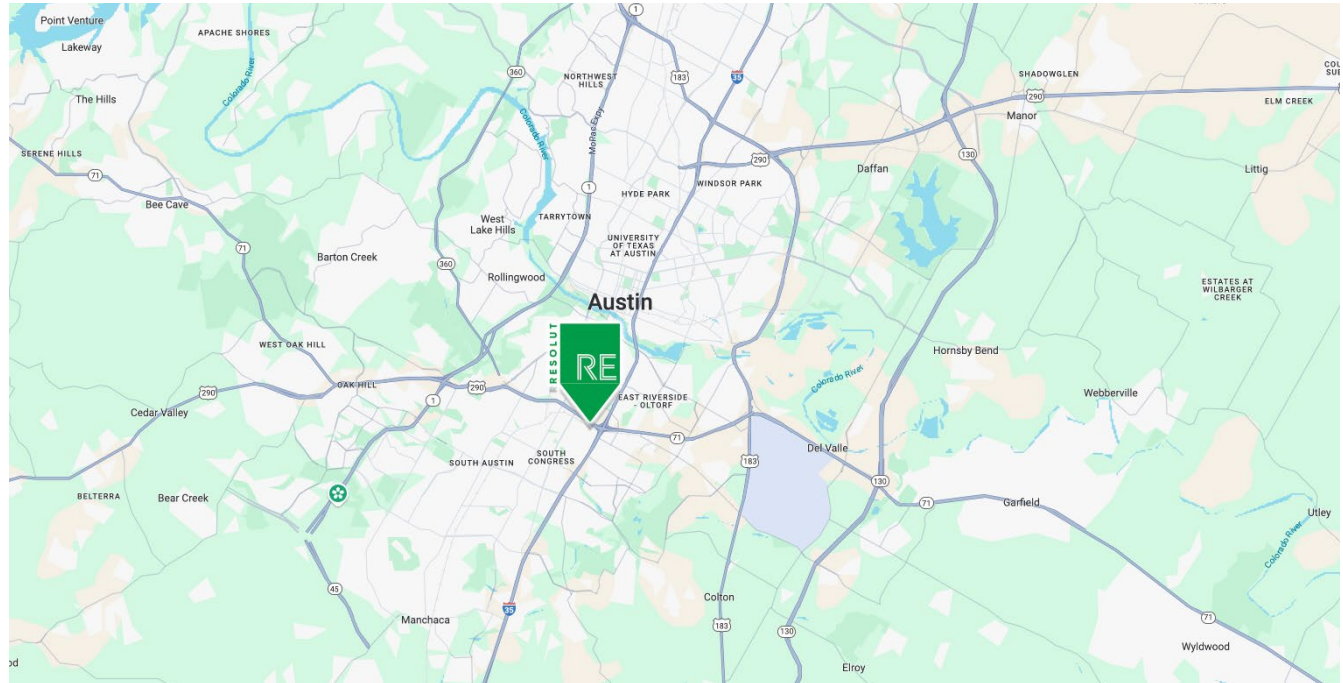
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**PROPERTY HIGHLIGHTS**

- Top performing Super Walmart shadow anchor
- Excellent population density with 3 mile radius
- Prime South Austin location at IH-35 and Ben White
- Close to St Edwards University
- Big Box opportunity
- Busy center with Starbucks, Chick-fil-A and Cabo Bobs



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**161,585**  
**POPULATION**  
3-MILE RADIUS



**\$121,787.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**112,147**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
E Ben White Blvd (W of IH-35):  
**157,658 VPD**  
IH-35 (@ US 290/Hwy 71):  
**201,954 VPD**  
(CoStar 2022)

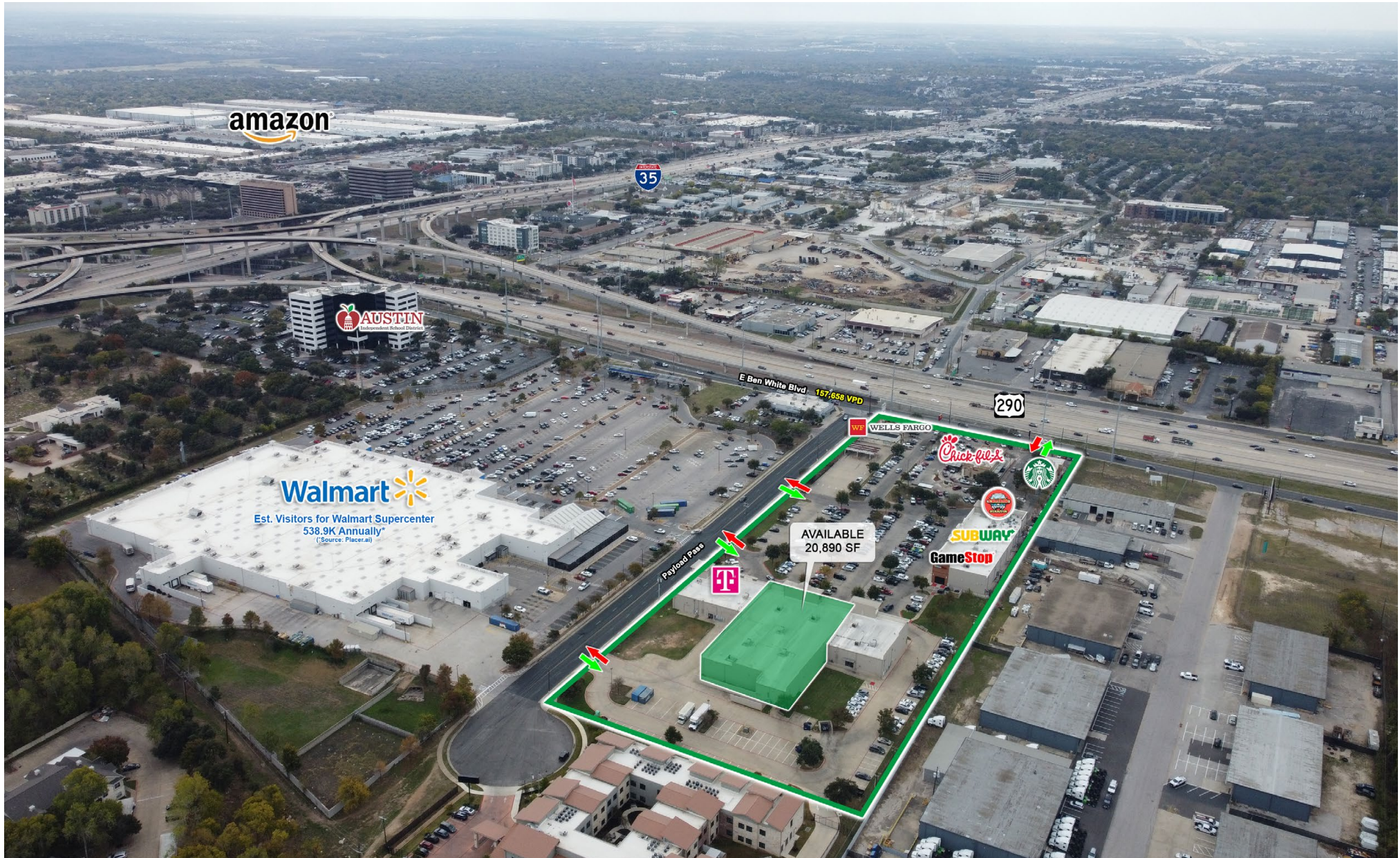


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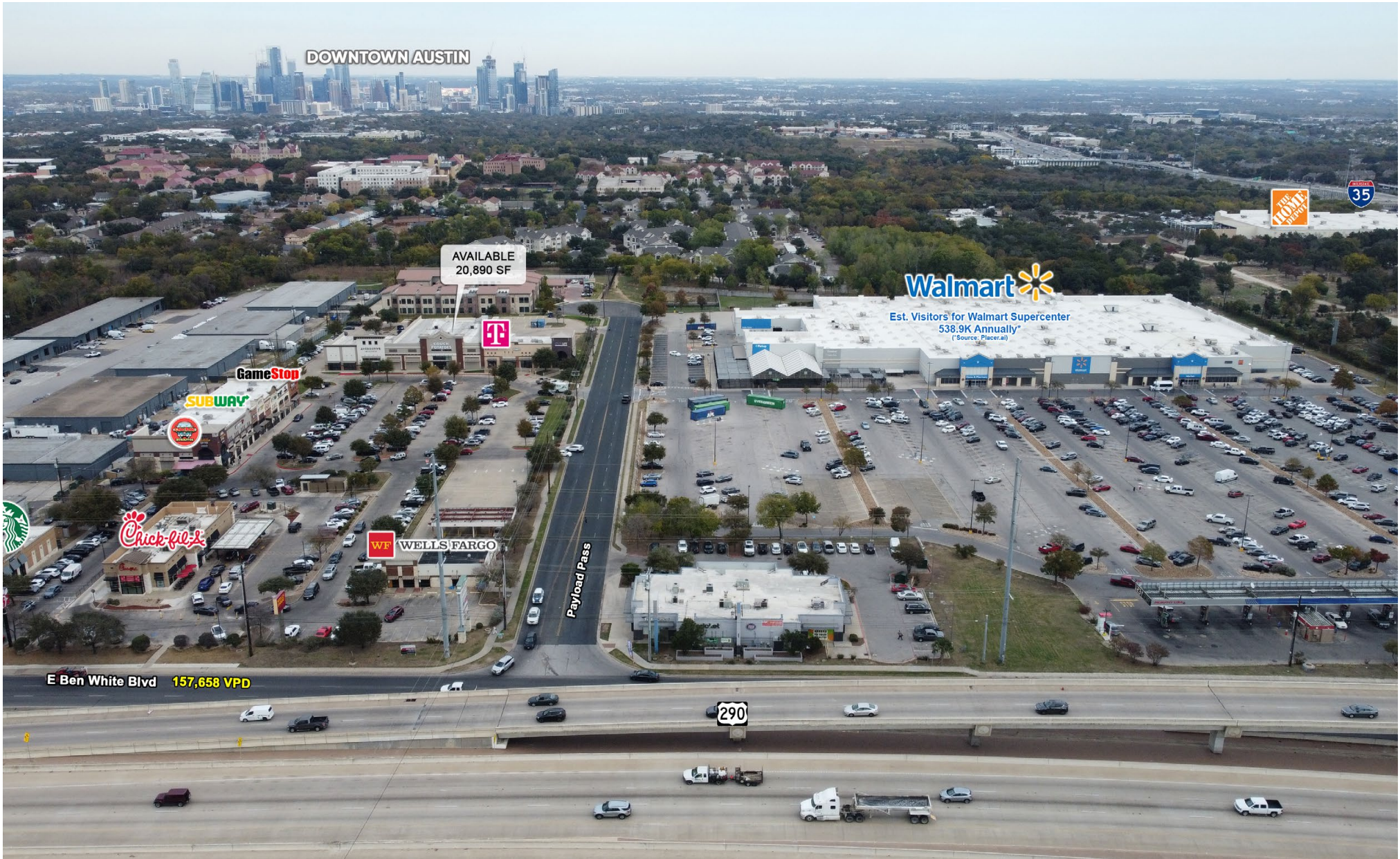




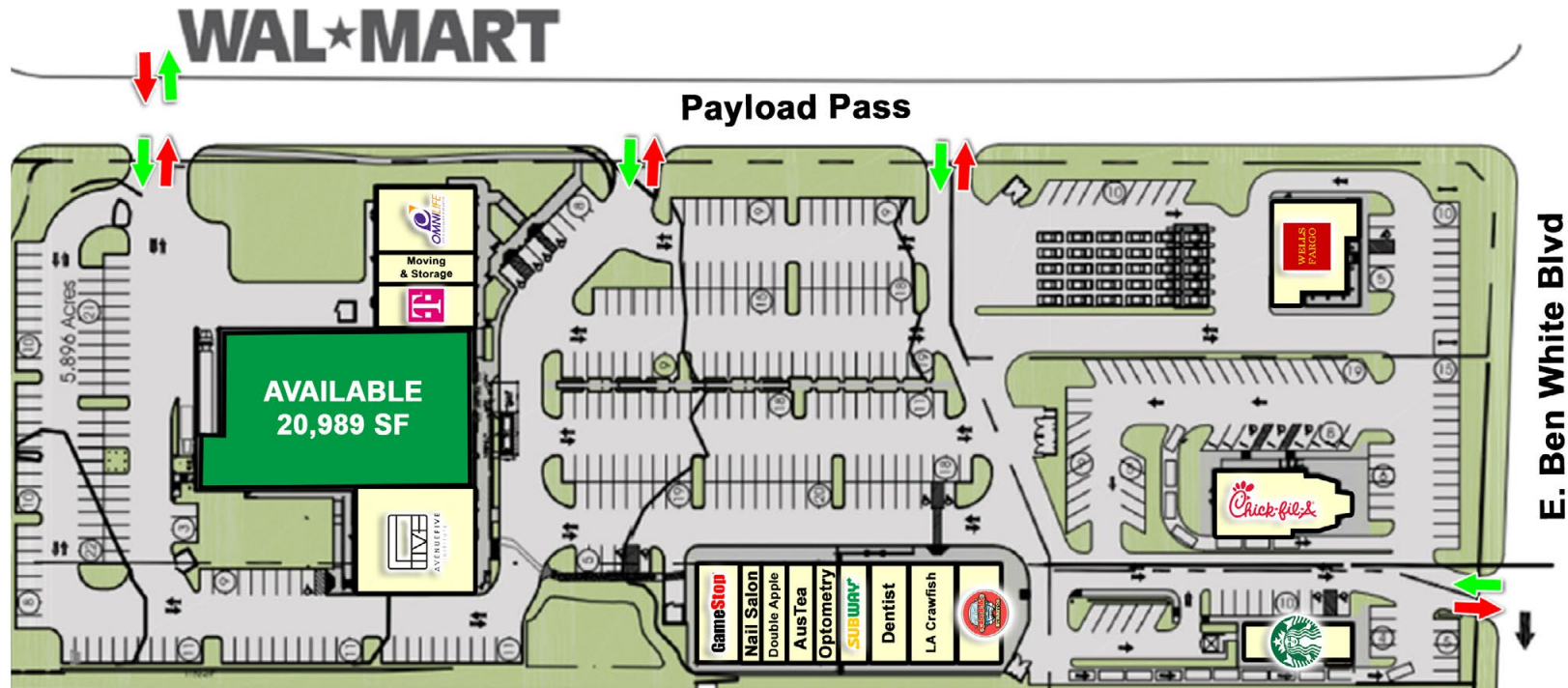
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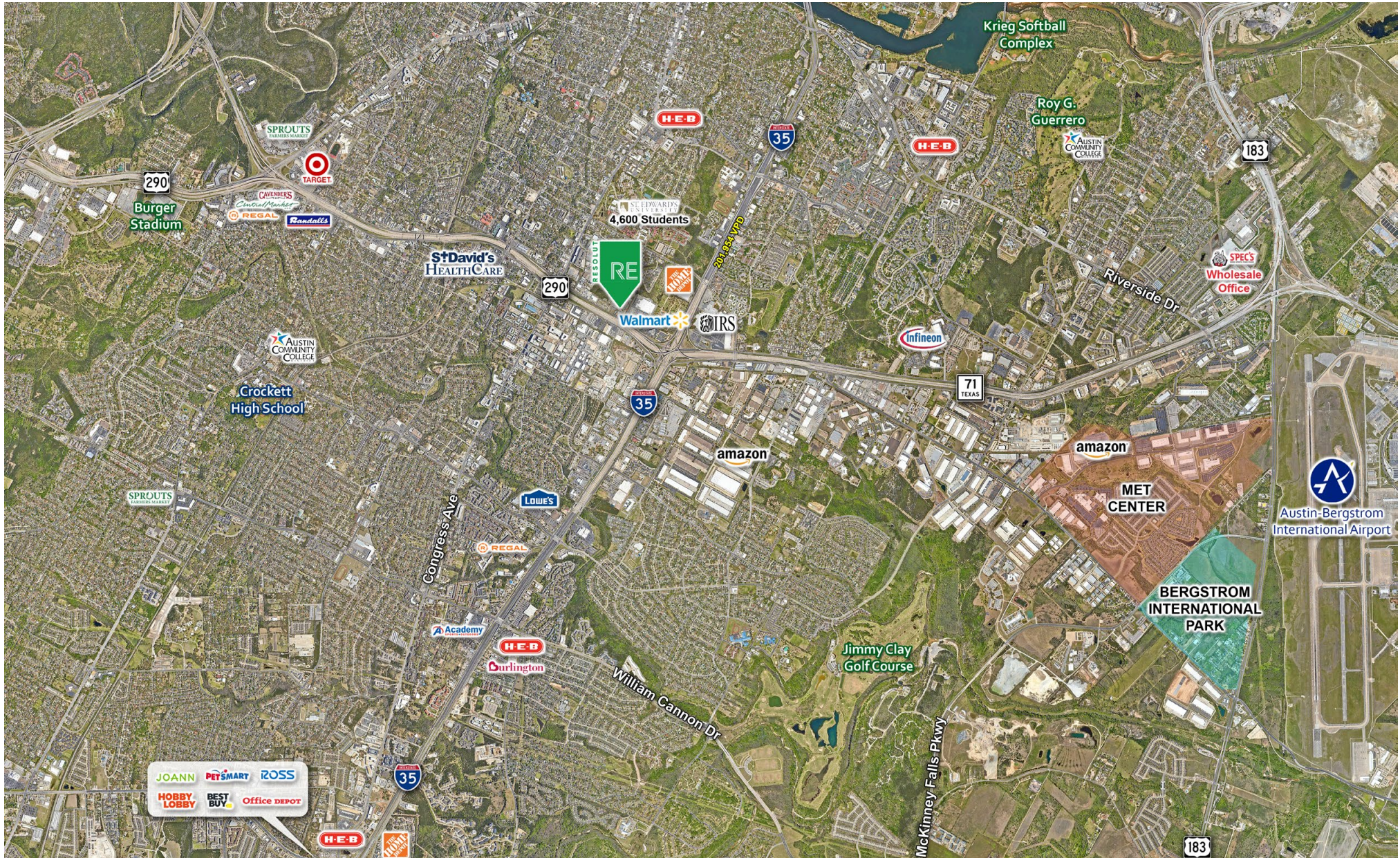
Tenant Name	Unit Size	Tenant Name	Unit Size
Beauty School	6,000 SF	AusTea	1,400 SF
<b>AVAILABLE</b>	<b>20,898 SF</b>	Optometry	1,200 SF
T-Mobile	2,000 SF	Subway	1,500 SF
Omnilife	3,600 SF	Dentist	1,960 SF
All My Sons Moving & Storage	1,200 SF	LA Crawfish	2,290 SF
GameStop	2,100 SF	Cabo Bobs	1,600 SF
Nail Salon	1,200 SF	Starbucks	6,000 SF
Wells Fargo	4,000 SF	Chick-Fil-A	3,916 SF
Double Apple	1,200 SF		







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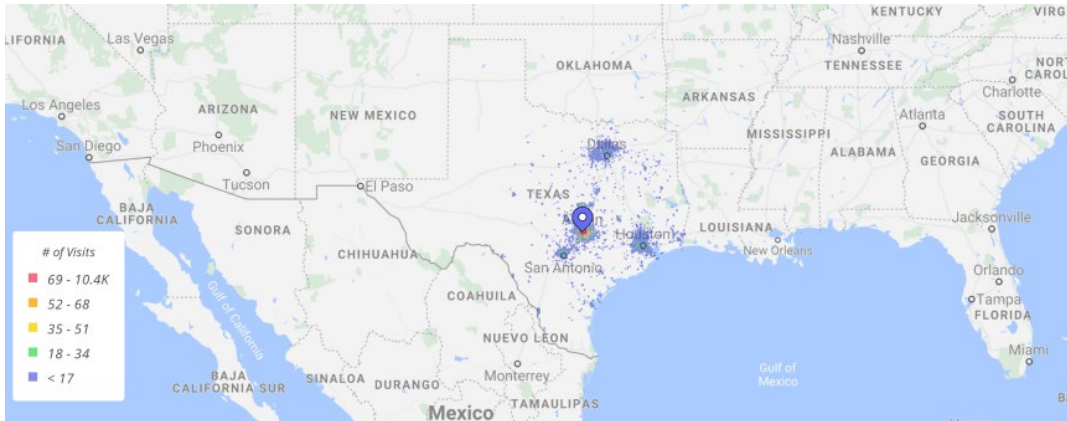




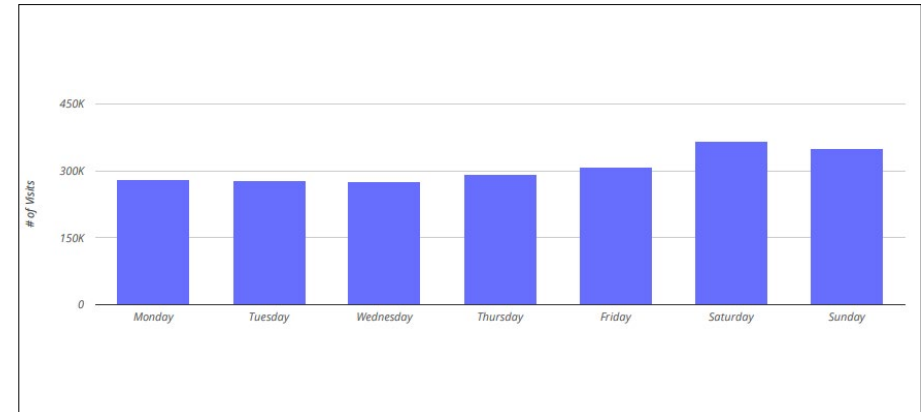
**Metrics**

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer	Panel Visits
Walmart / E Ben White Blvd	477.3K	2.15M	4.50	39.9K

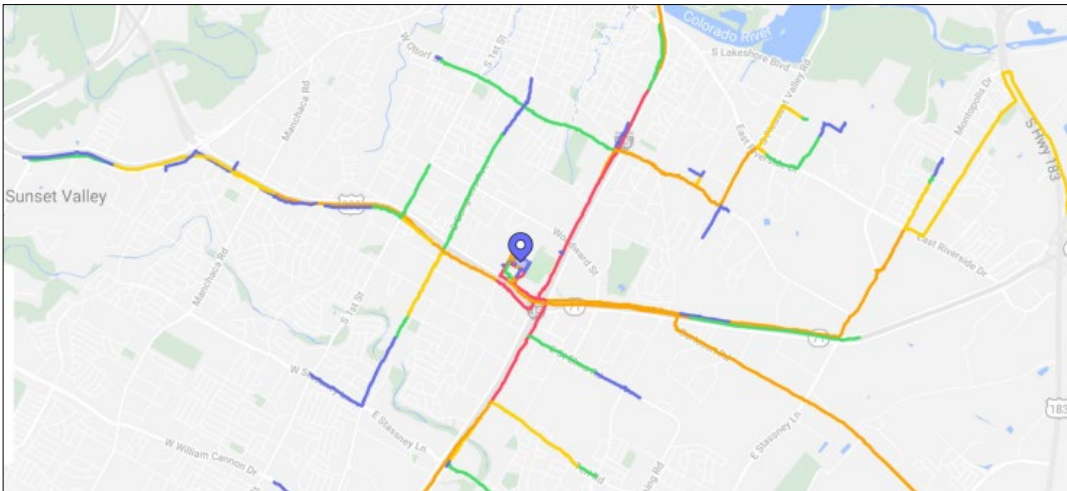
**TRADE AREA - HOME LOCATION**



**DAILY VISITS**



**CUSTOMER JOURNEY ROUTES**



**HOURLY VISITS**

