

For Lease

CBRE

# 4201 South Congress

Retail/Flex Spaces Available | 3,000 - 14,027 SF

4201 S Congress Ave | Austin, TX 78745 | [www.cbre.com](http://www.cbre.com)



Must-See Creative Retail/Flex  
Opportunity on South Congress

4201 S Congress Ave  
Austin, TX 78745

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## Unique Opportunity Minutes from Historic 'So-Co' in South Austin

South Congress Avenue is one of Austin's most vibrant and eclectic areas. Located just south of downtown, this street is known for its unique blend of funky vintage shops, boutiques, art galleries, restaurants, cafes, and bars.

The avenue is lined with colorful murals and offers a great view of the Texas State Capitol<sup>2</sup>. It's a popular spot for both tourists and locals, offering everything from delicious food trucks to live music venues<sup>1</sup>. Iconic spots like the Austin Motel and the Hotel San José add to its charm.

### Property Details

- + Functional spaces with unique skylight or loading feature on each
- + Can handle overflow parking on-site for services
- + Walking distance to 'The Yard,' St. Elmo Brewery, Still Austin, Knuckle Sandwich, & MADabolic

Call Broker  
Rate

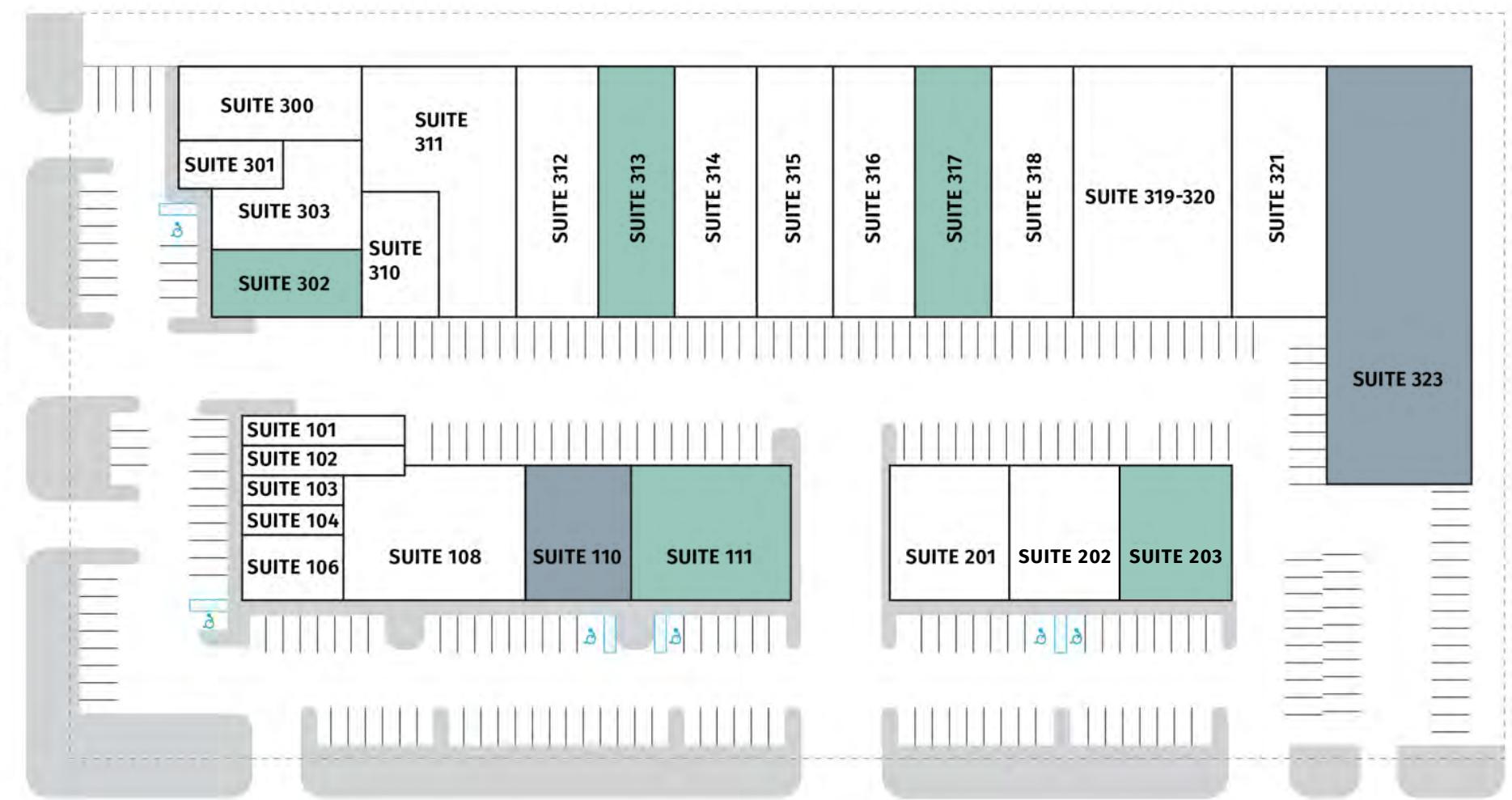
\$7.25  
OPEX

2.45/1,000  
Parking Ratio

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Suite	Square Feet
110	3,000
111	5,234
203	3,736
302	2,327

Suite	Square Feet
313	4,755
317	4,739
323	14,027

KEY:  
CURRENT VACANCY  
UPCOMING VACANCY

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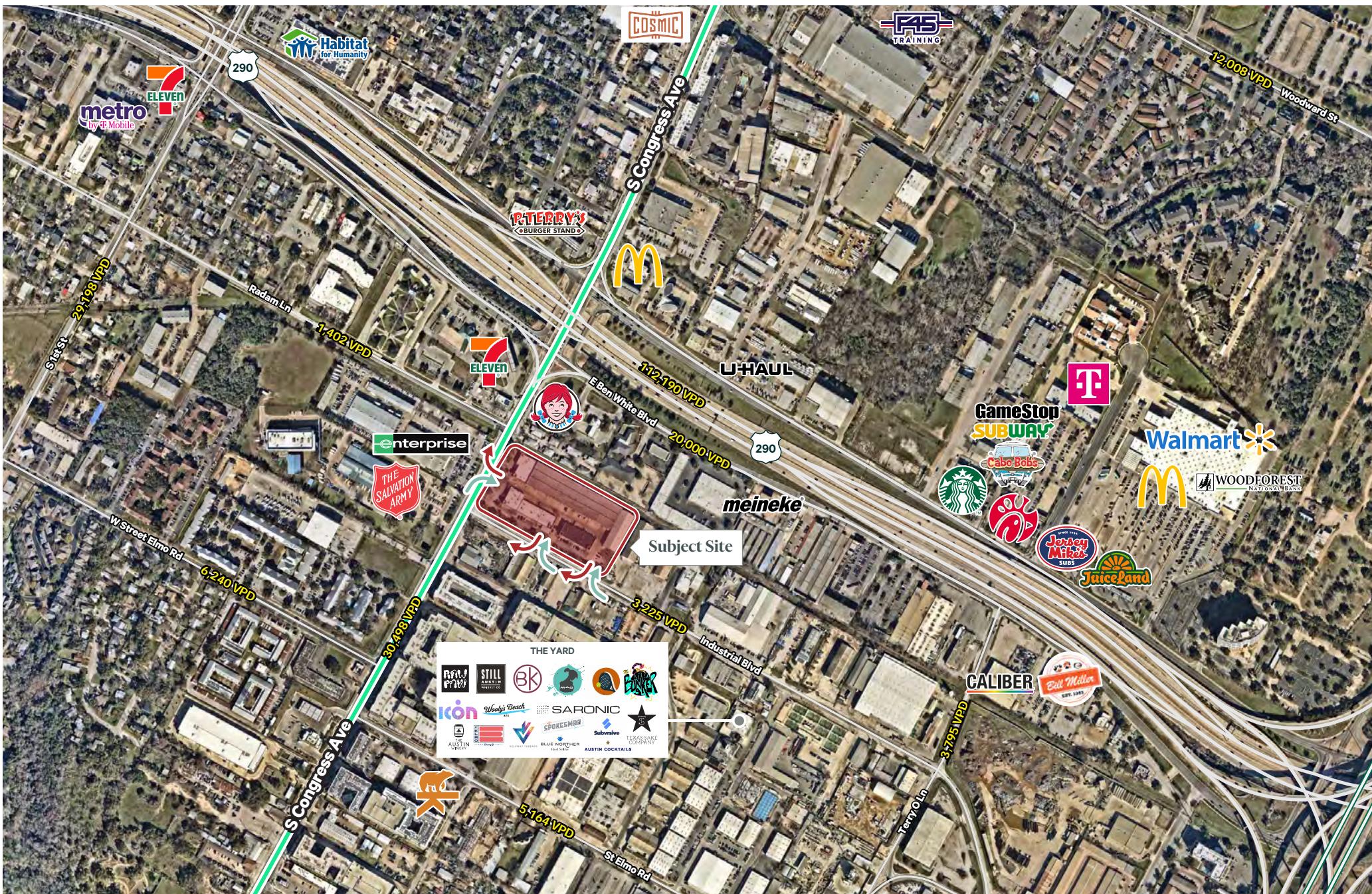
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**Suite 111 - 5,234 SF**  
**Flex Opportunity**



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**Suite 203 - 3,736 SF**  
**Flex Opportunity**



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**Suite 302 - 2,327 SF**  
**Flex Opportunity**

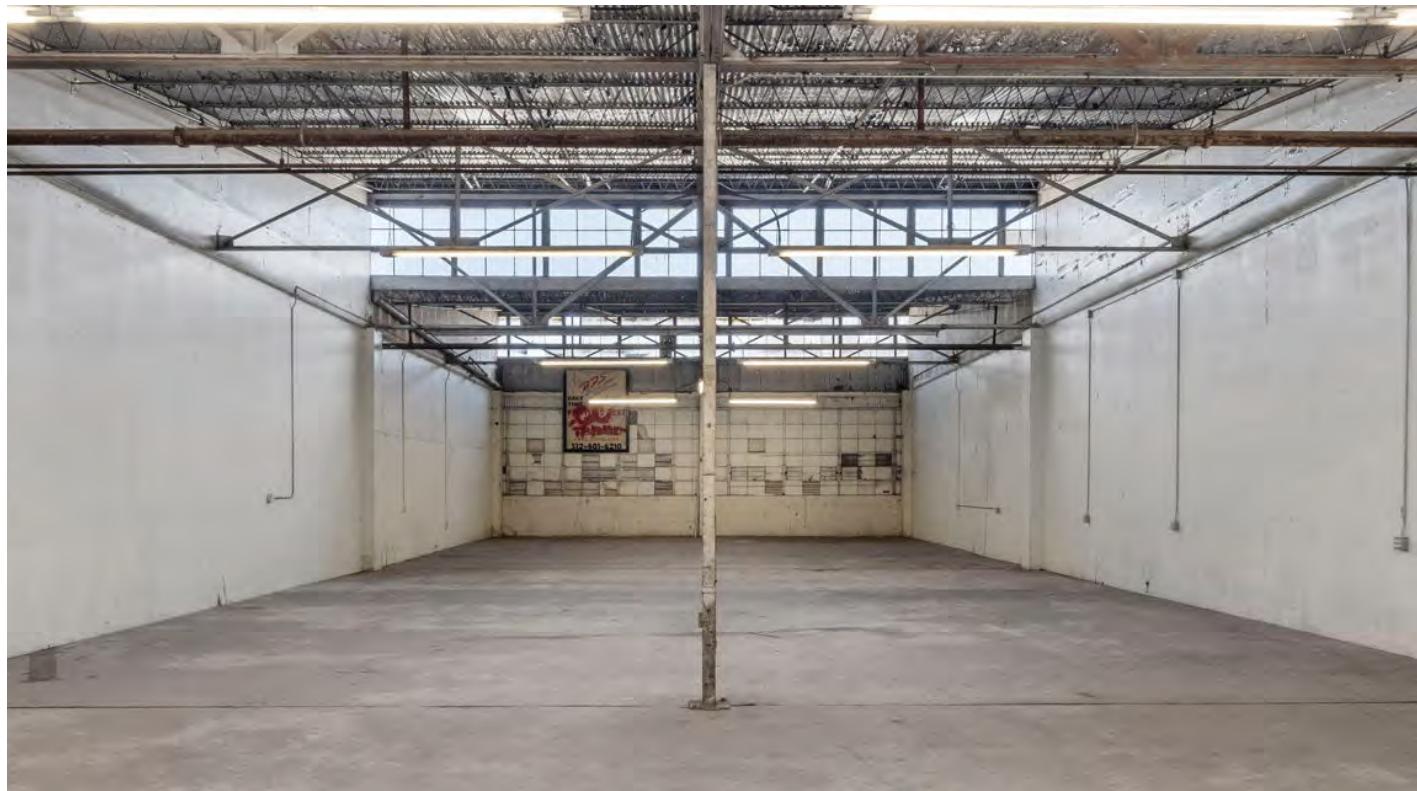


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**Suite 313 - 4,755 SF**  
**Flex Opportunity**

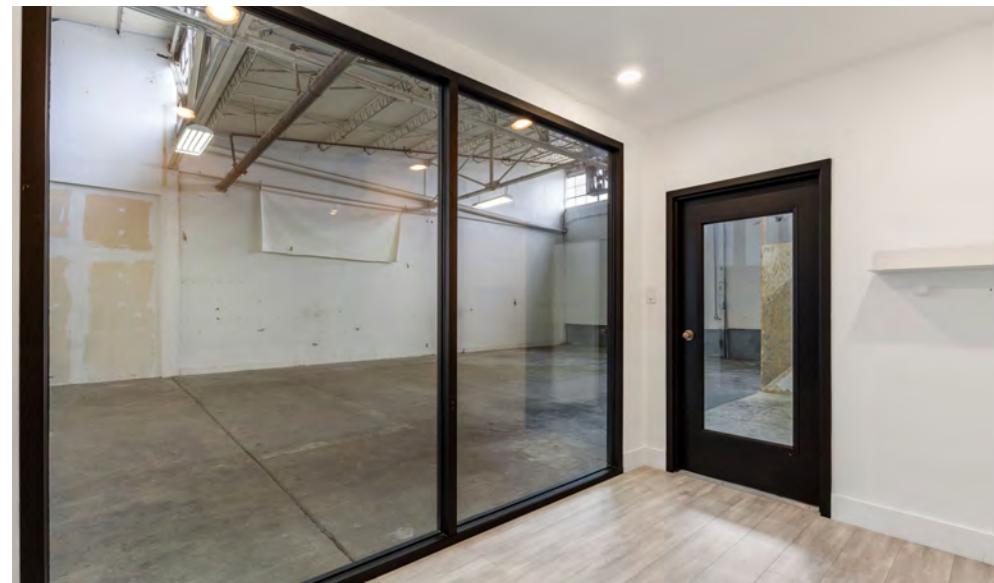


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**Suite 317 - 4,739 SF**  
**Flex Opportunity**

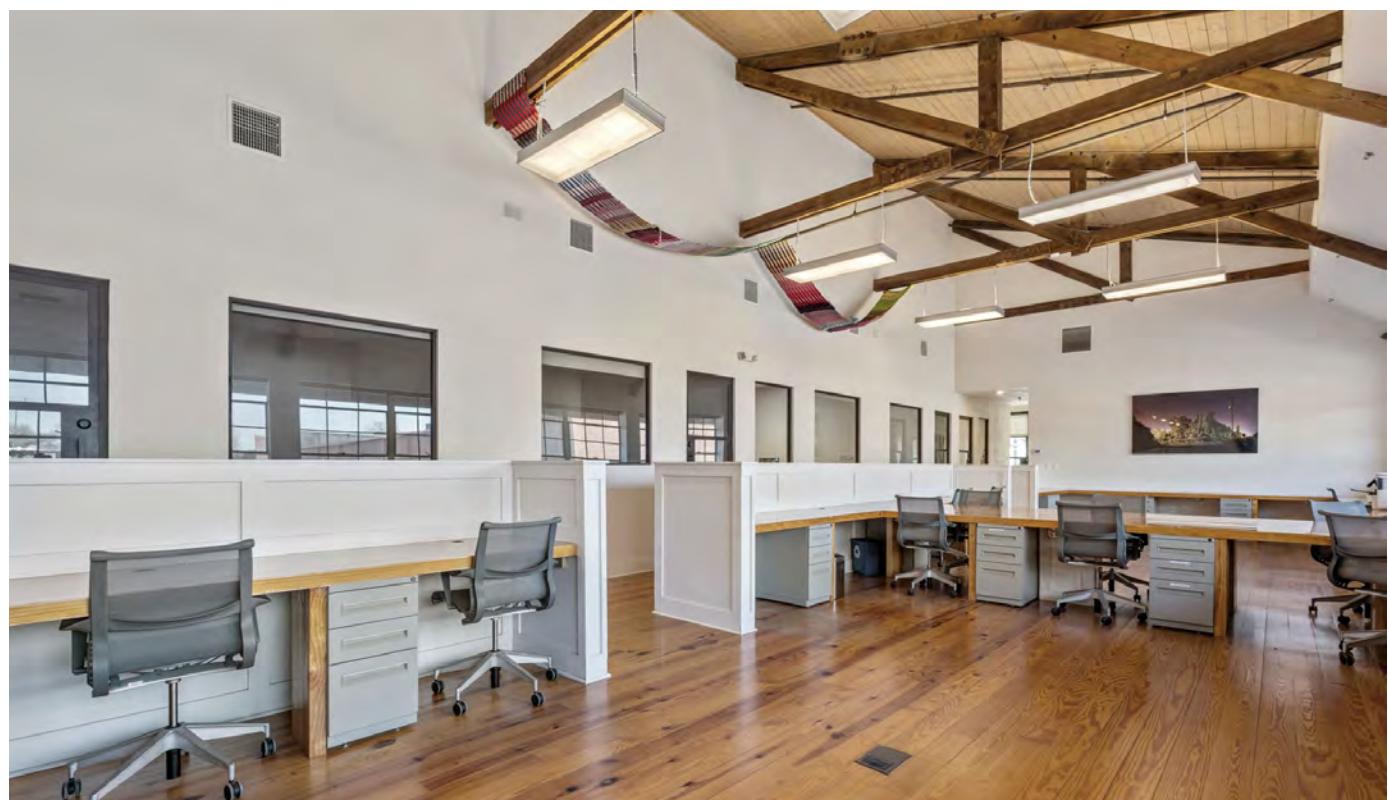


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**Suite 323 - 14,027 SF**  
**Creative Office Opportunity**

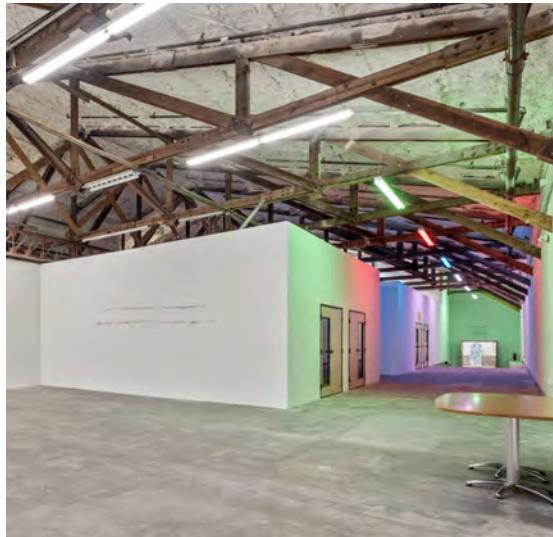


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**Suite 323 - 14,027 SF**  
**Creative Office Opportunity**



**CBRE**

2024 Demographics	1 Mile	3 Miles	5 Miles
<b>Population</b>	15,102	160,402	352,064
<b>Businesses</b>	1,153	7,545	22,667
<b>Median Age</b>	33.3	33.4	32.8
<b>Average Household Income</b>	\$122,421	\$122,206	\$130,425
<b>Average Household Size</b>	1.92	2.02	2.09
<b>Daytime Population</b>	21,218	155,413	503,635

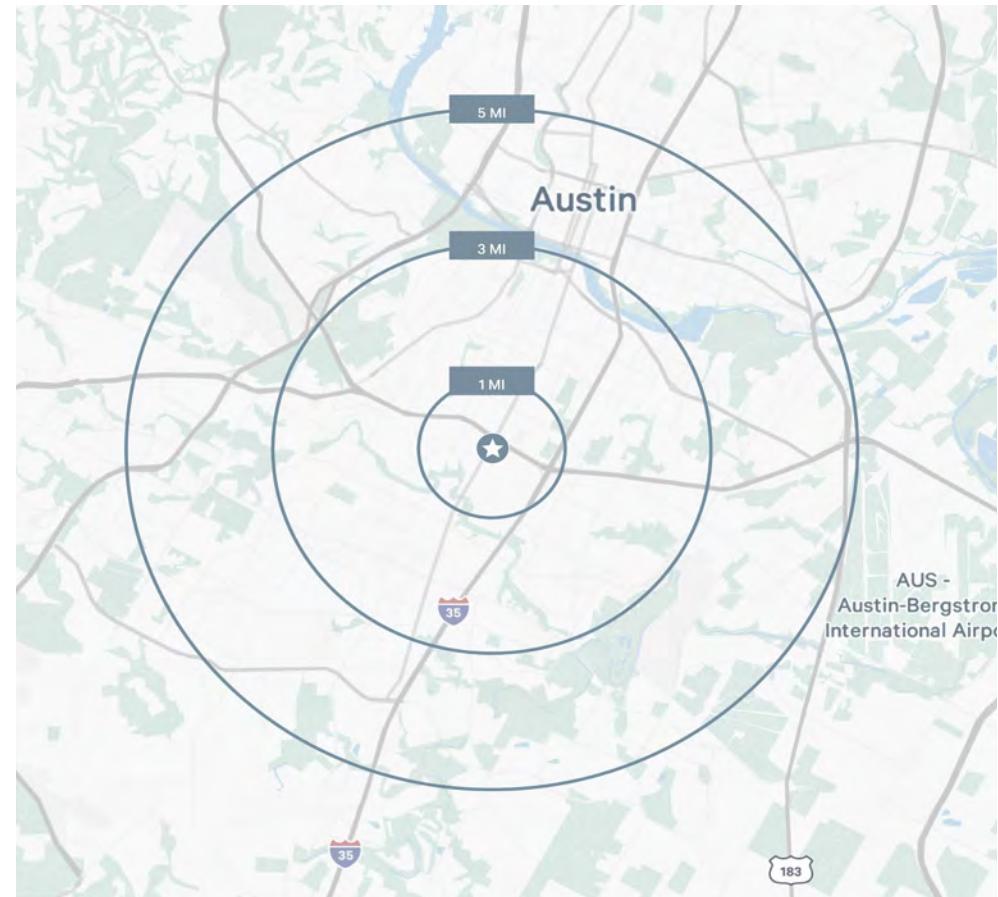
#### Traffic Counts

W Ben White Blvd 187,010 VPD

S Congress Ave 34,682 VPD

Industrial Blvd 4,160 VPD

Source: TXDot, Costar



#### Contact Us

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