

4715 S. LAMAR, SUNSET VALLEY, TX 78745

4715 S. LAMAR

MEDICAL / OFFICE / RETAIL | LEASE



FOR INFORMATION

NICK TRIOLA

512.441.1062

NICK@KPGCOMMERCIAL.COM

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✓ AVAILABILITY

SUITE 100: 25,251 SF
*Divisible

💰 LEASE TERMS

RATE: \$35/SF + NNN
TI: Negotiable
TERM: 5-10 year

PROPERTY INFORMATION



★ FEATURES

LOCATION

- Located on S. Lamar Blvd with easy access to Hwy 290, IH-35, 360 and Mopac.
- 20 min. to ABIA
- 2 miles to St. David's Hospital

BUILDING

- Other Tenants: Milk + Honey, Stouthaus Coffee, Casper Fermentables, Vista Windows & Doors
- Adjacent Burger Stadium

DEMOGRAPHICS

(3-MILE, CoStar 2024)

- Population - 102,288
- Med Household Income - \$88,174
- Daytime Employees - 56,007



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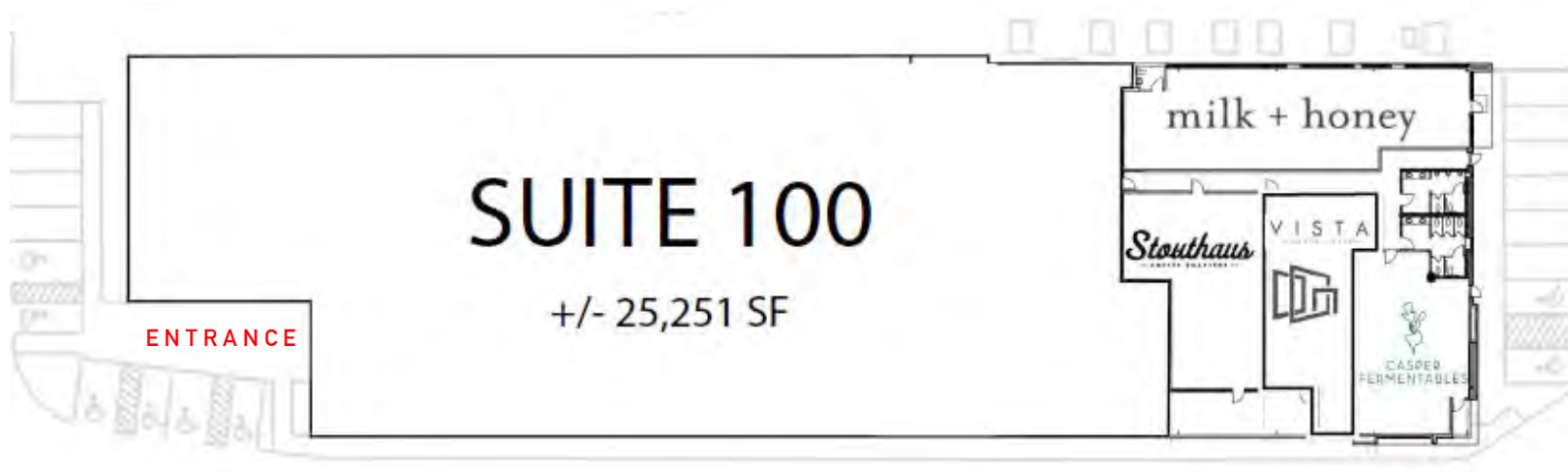
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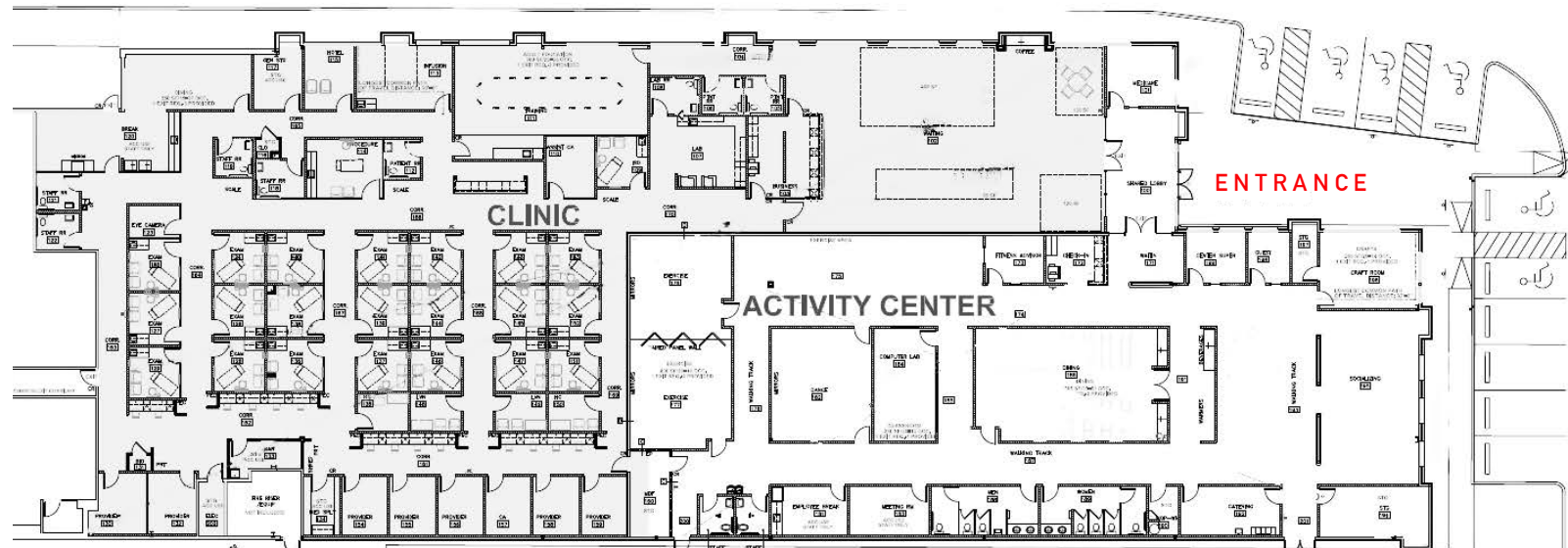
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SITE PLAN



FLOOR PLAN



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AREA MAP



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