



FOR LEASE

1706 E 6th St - East Austin

1706 E 6th St, Austin, TX 78702

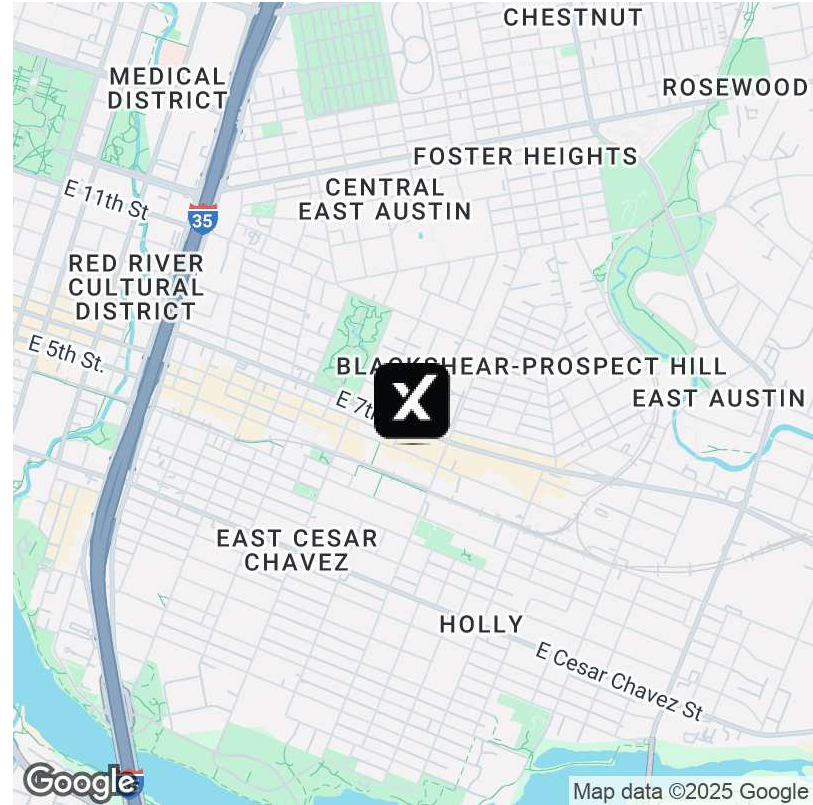
eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

James Moreno

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OFFERING SUMMARY

Lease Rate:	\$38.00 SF/yr (NNN)
Building Size:	1,388 SF
Available SF:	1,388 SF
Lot Size:	6,278 SF
Year Built:	1925
Zoning:	TOD

PROPERTY OVERVIEW

LOCATION, LOCATION, LOCATION... Discover an exceptional leasing opportunity at 1706 E 6th St, Austin, TX, 78702. This property offers a prime location with high visibility and excellent foot traffic, making it an ideal space for multiple retail or office uses. Right in the heart of East Austin, this property is tucked in the thick of things with famous Restaurants, Breweries, Culture and other Offices in the immediate area. The well-maintained building features modern architecture, ample natural light, and a charming open floor plan to accommodate a variety of business needs.

With convenient street parking options and easy access to major transportation routes, this property provides a desirable combination of accessibility and prestige. Take advantage of this unique chance to establish your business in a coveted location within Austin's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- - Prime location with high visibility on E 6th St
- - Modern architecture with ample natural light
- - Versatile floor plans ideal for retail or office use
- - Convenient parking options for tenants and customers
- - Easy access to major transportation routes
- - Well-maintained building with a trendy office vibe
- - Excellent foot traffic in a vibrant mixed-use area

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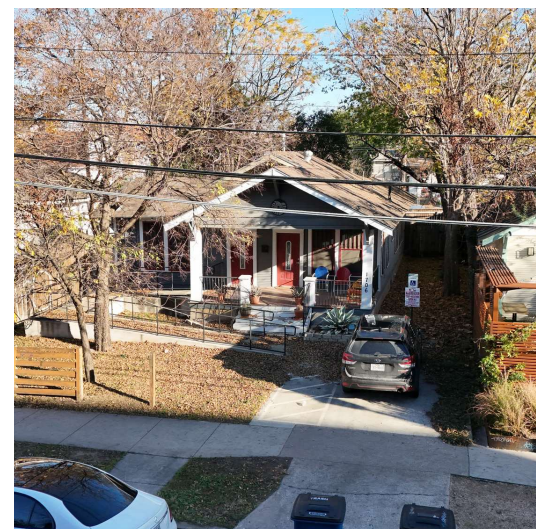
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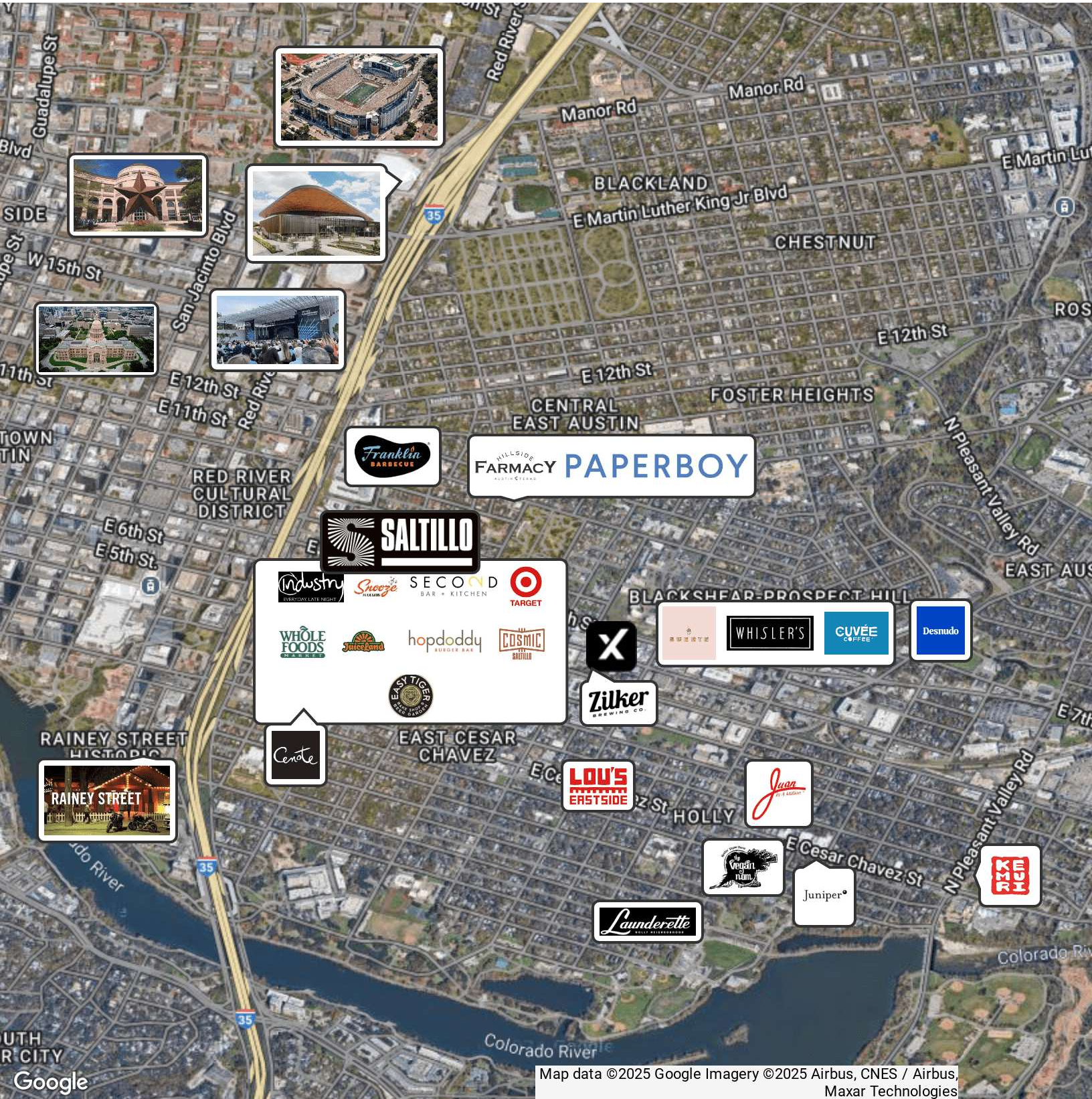
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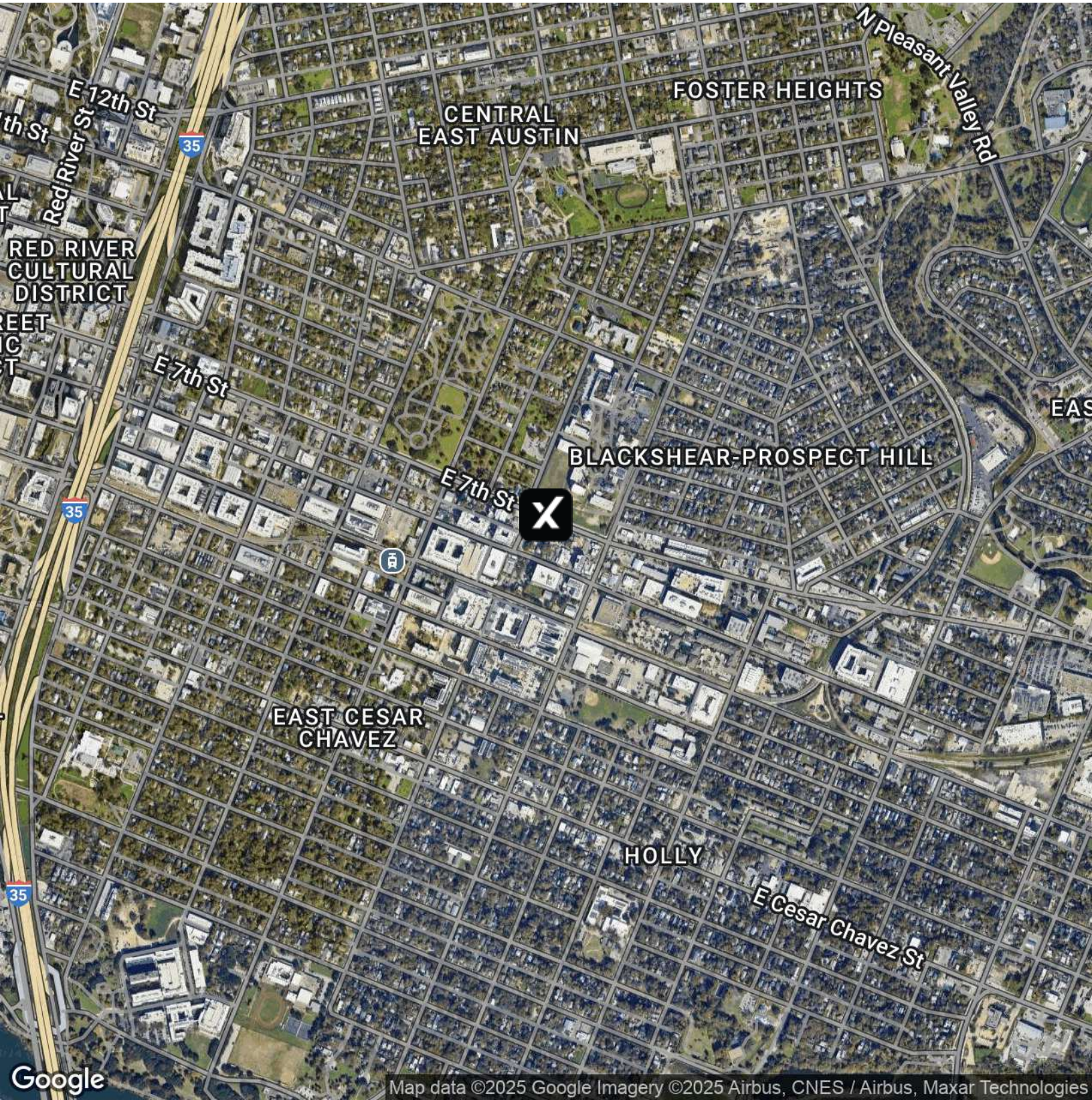
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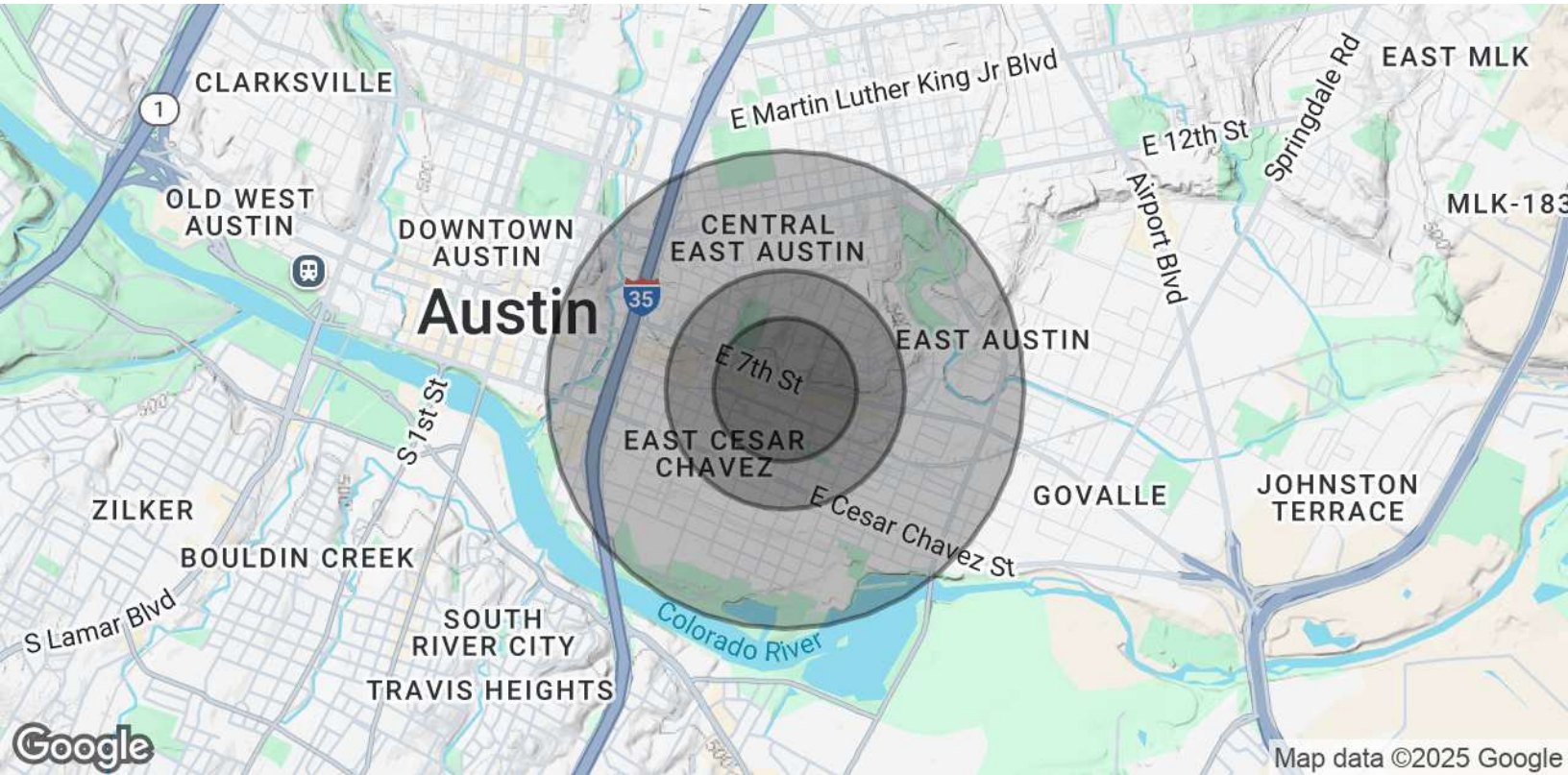
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,408	7,236	21,375
Average Age	35	35	38
Average Age (Male)	35	36	38
Average Age (Female)	34	35	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,051	4,113	10,865
# of Persons per HH	1.7	1.8	2
Average HH Income	\$137,559	\$131,268	\$135,642
Average House Value	\$900,284	\$881,628	\$875,547

Demographics data derived from AlphaMap

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