



FOR LEASE

20808 State Highway 71 Building B

Spicewood, TX 78669

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | expcommercial.com

Gayle Berkbigler, CCIM

512.844.4653

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FOR LEASE | 20808 State Highway 71 Building B



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	5,508 SF
Available SF:	2,652 SF
Number of Units:	3
Year Built:	2003

PROPERTY OVERVIEW

This property offers an exceptional lease opportunity for your business with convenient State Highway 71 access. Abundant natural light, ample parking, and professionally maintained grounds. Prime visibility and accessibility for a distinguished business presence. Elevate your operations and showcase your brand at this location.

PROPERTY HIGHLIGHTS

- Convenient access from State Highway 71
- Well-maintained exterior
- Abundant natural light
- Ample parking
- Professionally maintained grounds
- Prime visibility and accessibility

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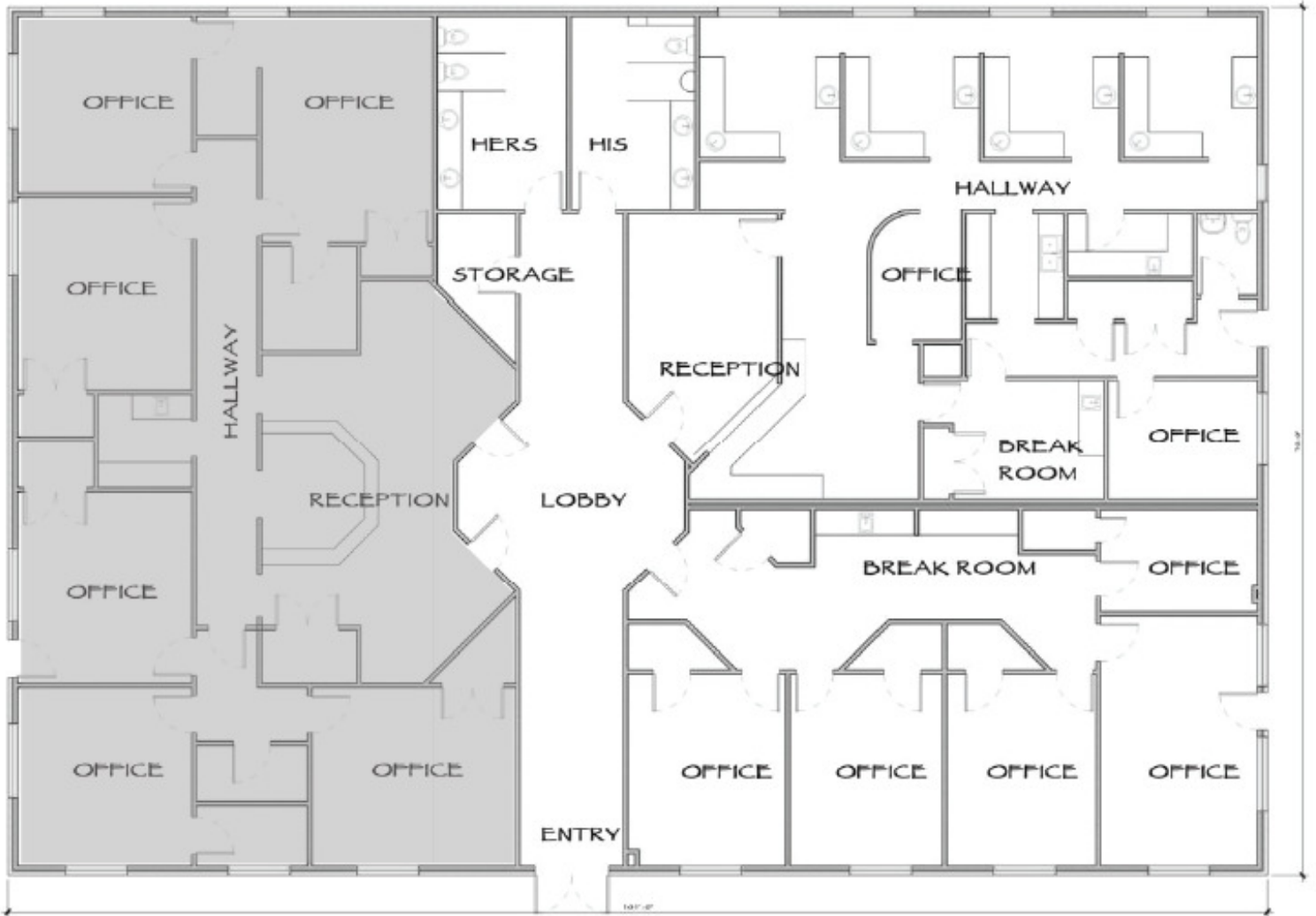
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FOR LEASE | 20808 State Highway 71 Unit B, Suite A Floorplan

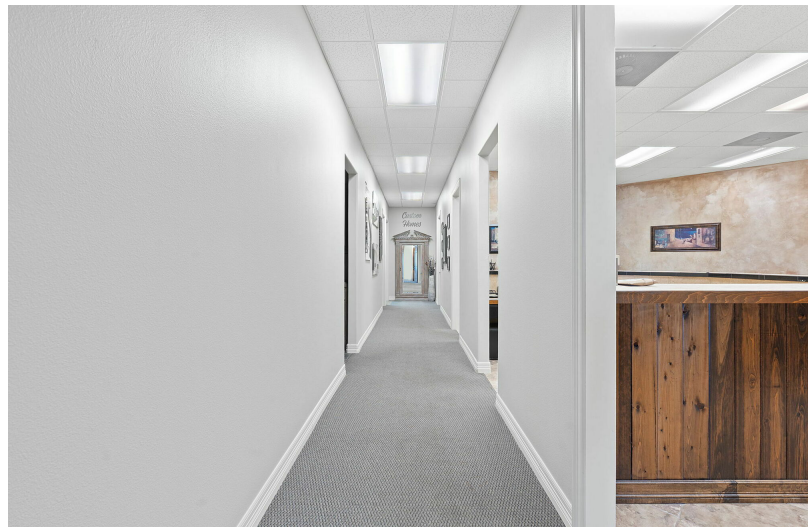


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FOR LEASE | 20808 State Highway 71 Unit B, Suite A Photos



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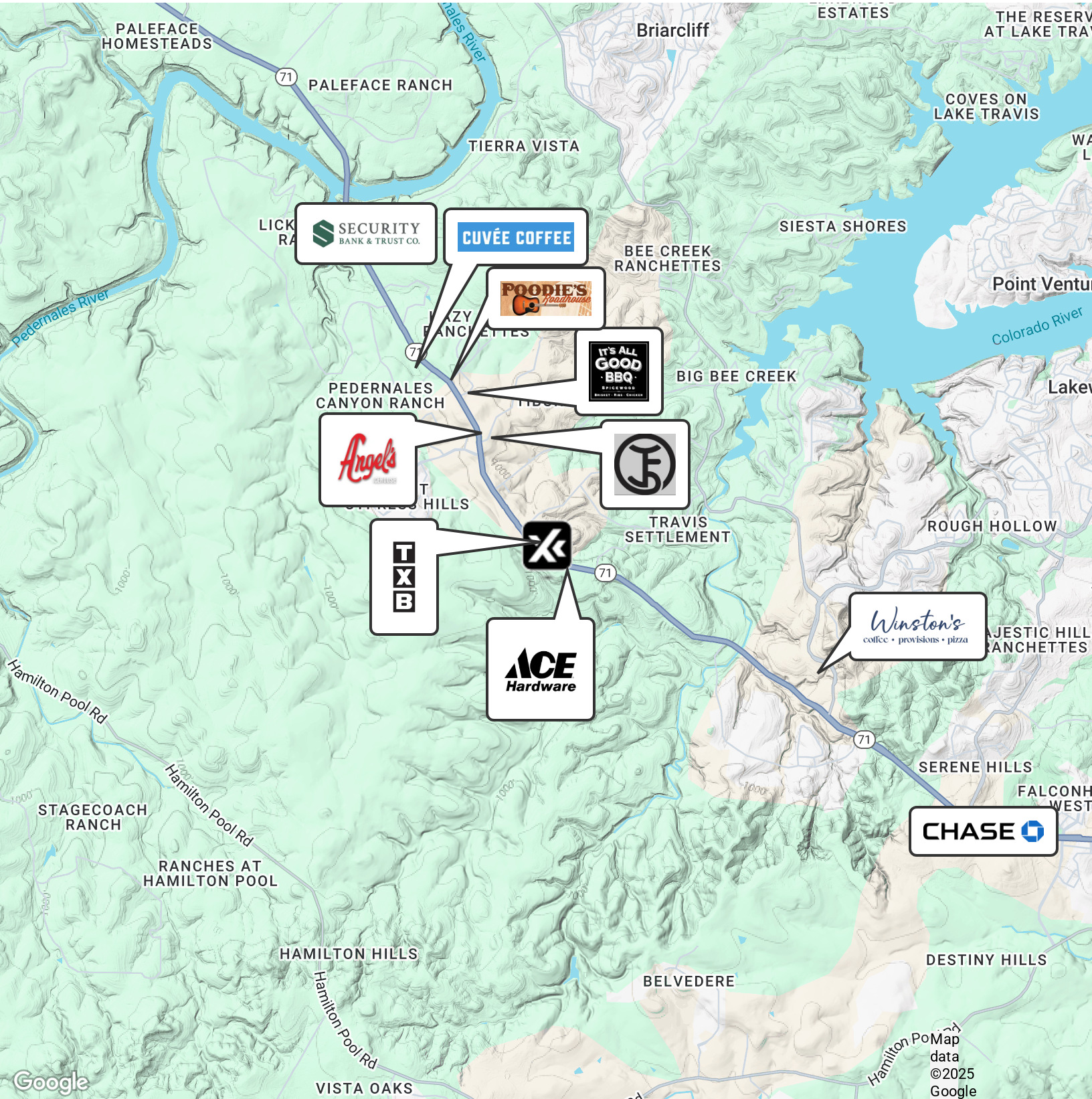
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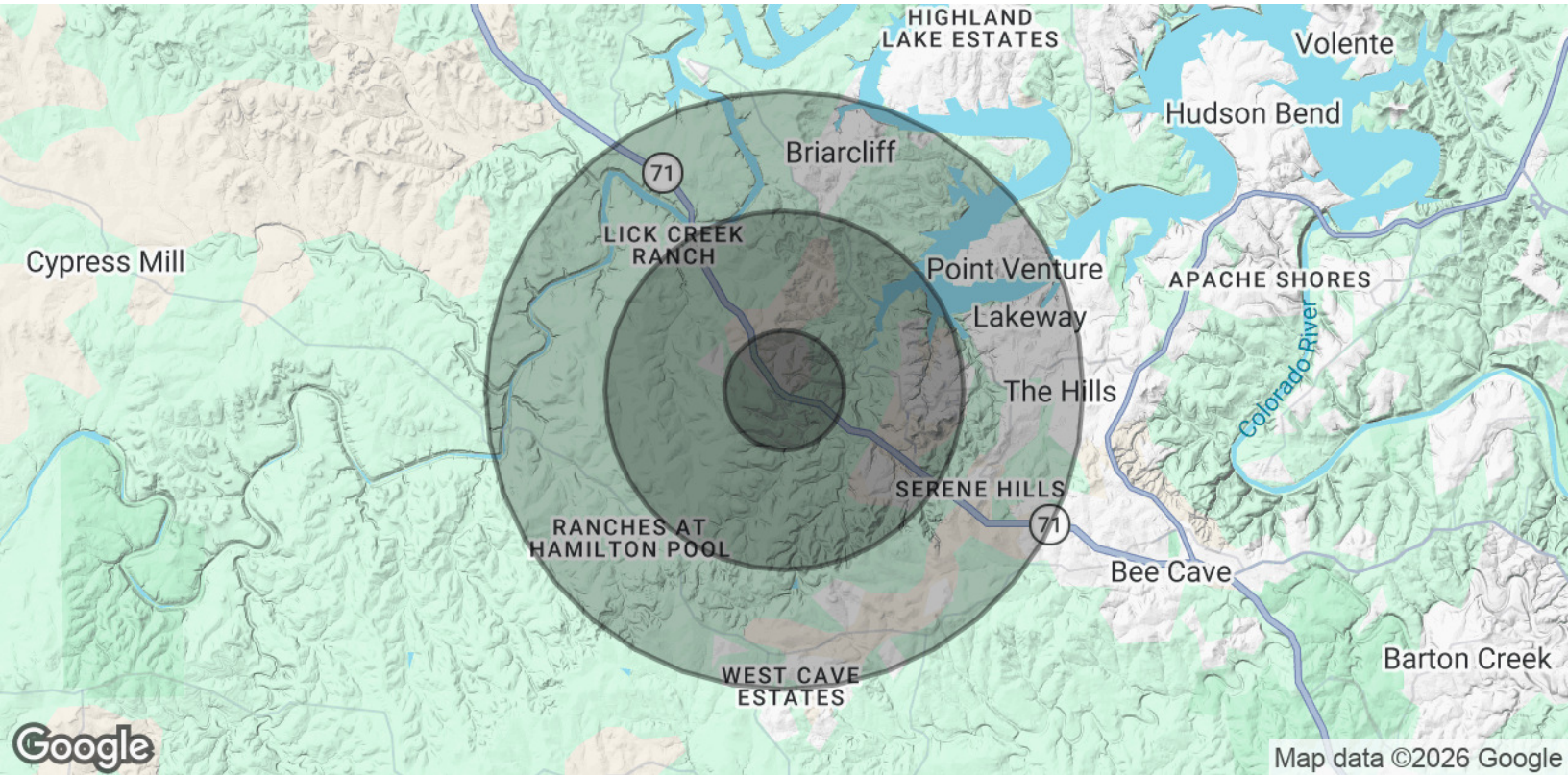
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	723	9,406	33,501
Average Age	40	39	42
Average Age (Male)	40	38	42
Average Age (Female)	40	39	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	235	3,121	12,100
# of Persons per HH	3.1	3	2.8
Average HH Income	\$237,106	\$239,732	\$221,009
Average House Value	\$869,690	\$911,877	\$867,112

Demographics data derived from AlphaMap

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