

FIVE TWO

At Highland

110 JACOB FONTAINE LANE
AUSTIN, TX 78752



4,143 SF DEMISABLE | 3,621 SF AVAILABLE

CBRE

PROPERTY OVERVIEW

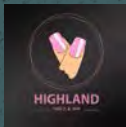
- Retail and Restaurant space available for lease
- End cap with patio opportunities
- Ample, dedicated retail and restaurant parking
- 10,000 students on site
- 699 multi-family units on site
- 500,000 sf of Class A office space within walking distance

NEARBY RETAILERS



SWEAT 440

THE Brewtorium
BREWERY & KITCHEN



4,143 SF
DEMISABLE

3,621 SF
AVAILABLE



2024

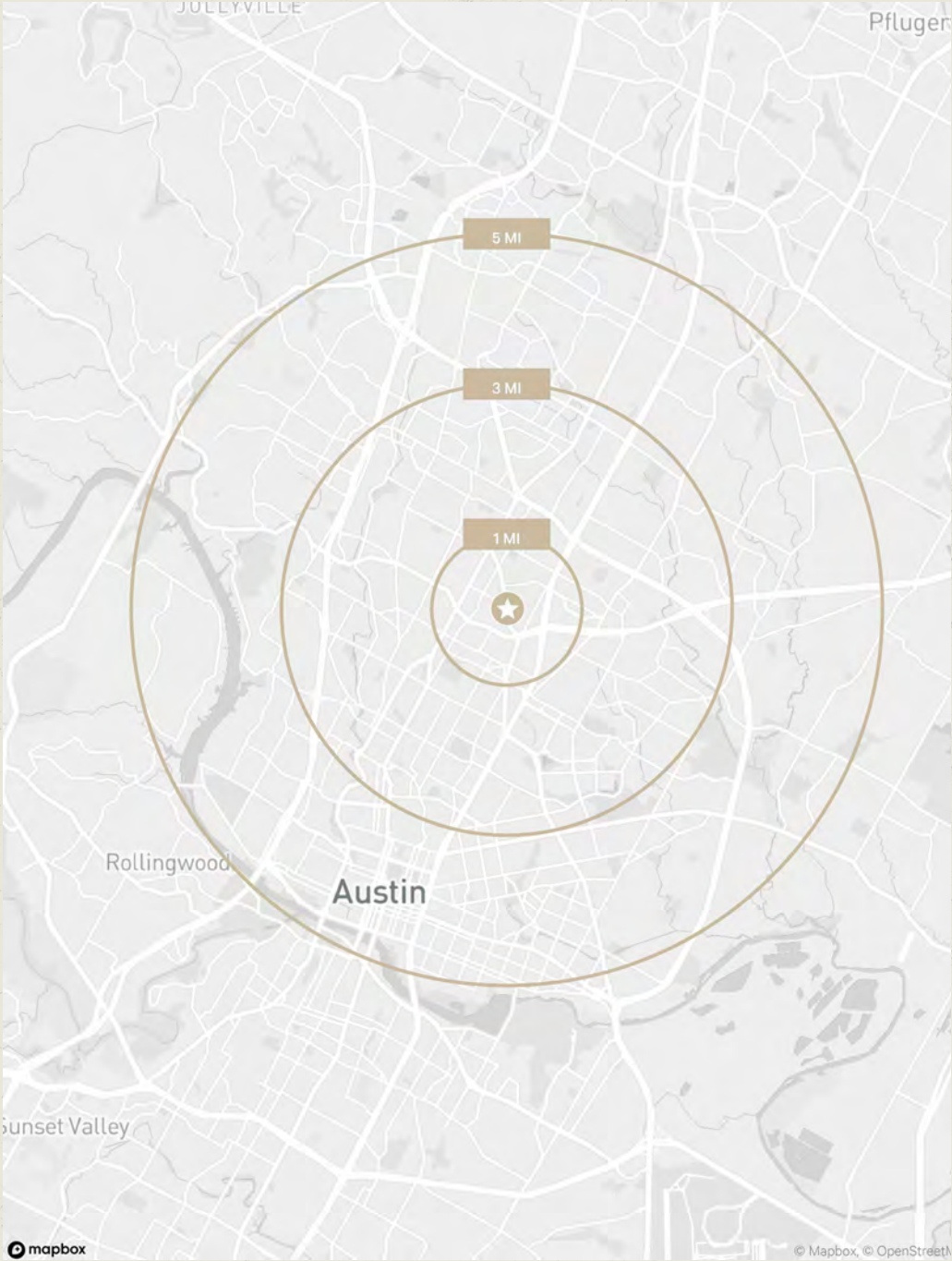
DEMOGRAPHICS

MILES	1	3	5
Population	19,479	167,878	369,297
Daytime Population	27,829	234,195	579,083
Businesses	1,253	10,948	27,095
Employees	16,027	123,440	325,677
Median Age	33.5	33.1	33.2
Average HH Income	\$119,679	\$122,593	\$137,841
Average HH Size	1.82	2.07	2.09

TRAFFIC COUNTS

Airport Blvd	29,320 VPD
E Koenig Ln	20,810 VPD
E HWY 290	56,649 VPD

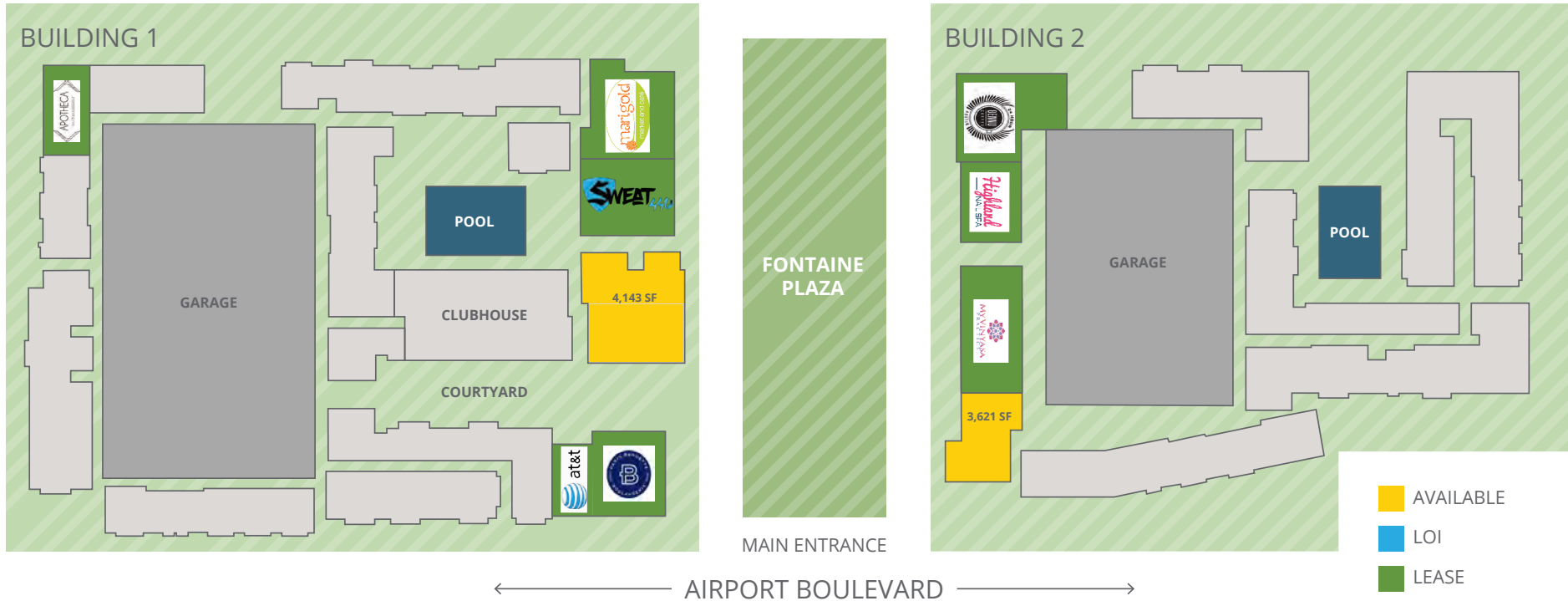
Source: ESRI 2021





FLOOR PLAN

Subhead



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Subject Site

SWEAT 440

AT&T

Blue Bonnet Bakery

Beanitos

MY VINYASA PRACTICE

UPLIFTING COLLECTIVE CONSCIOUSNESS

FIVE TWO

APOTHECA

Hi-Land Market

Other Businesses and Landmarks:

- Jack in the Box
- Highland Collective
- Future Residential
- ACC Future Phase
- Build to Suit Office
- Burlington
- Galaxy Air Lines
- Mod Mutt Salon
- Stan's
- Kong
- Star's
- H Studio
- Brewtorium
- Austin Community College
- Team Tiger
- FedEx Office
- Lima Criolla
- Pappasitos Cantina
- Doubletree by Hilton
- Pappadeaux
- Radisson
- Office Depot
- Plucker's Wing Bar
- Holiday Inn
- Golden Corral
- Spec's
- Sherwin Williams
- Panda Express
- Cherry's

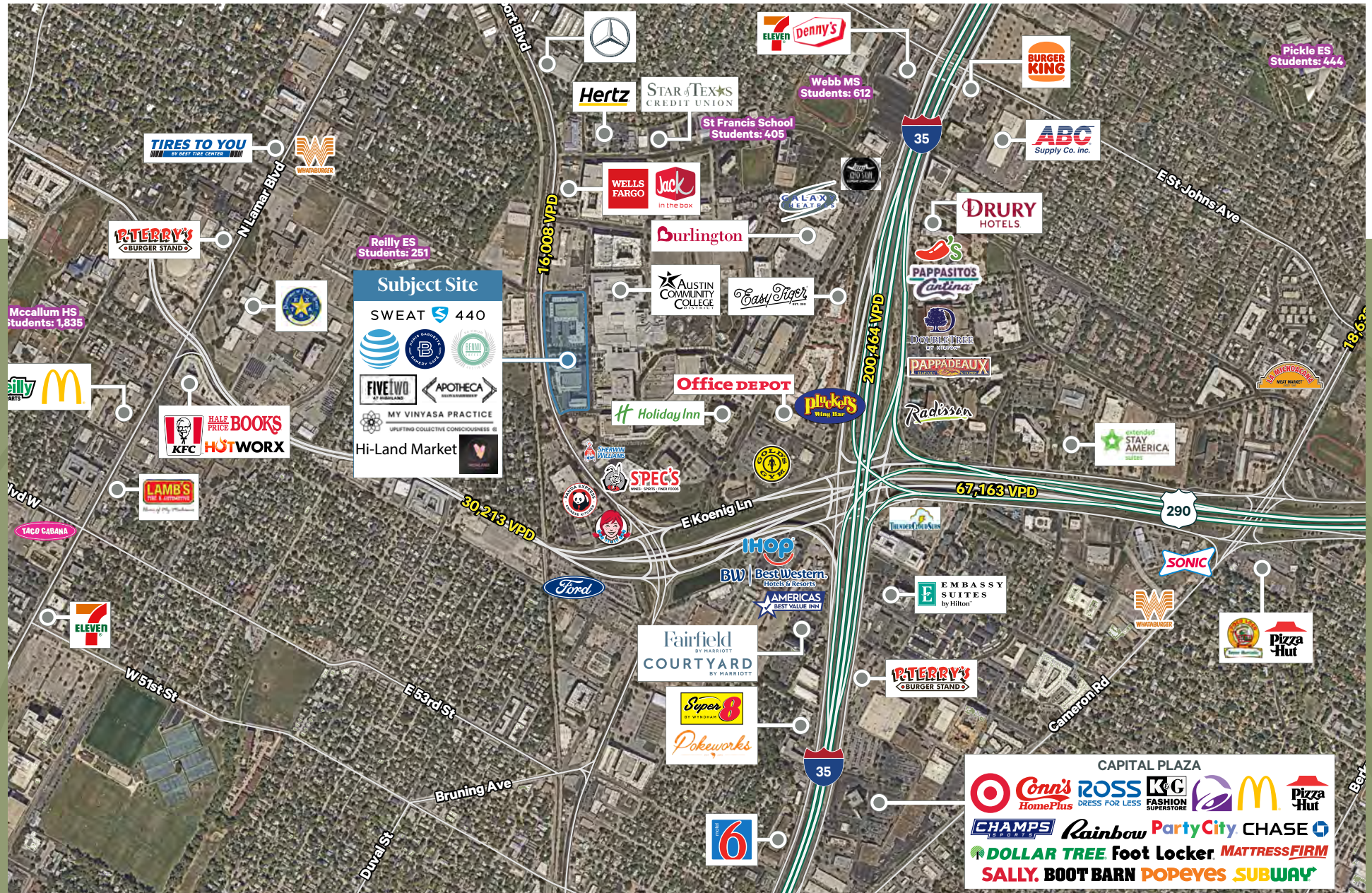
Traffic Volume Data:

- 16,008 VPD - Airport Blvd
- 27,200 VPD
- 30,213 VPD
- 200,464 VPD
- 44,601 VPD

Highways:

- I-35
- US-290

HIGH AERIAL



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