



# 2ND GEN. RESTAURANT SPACE

BELL SOUTH LAMAR 2717 S. LAMAR BOULEVARD | AUSTIN, TEXAS 78704

FOR  
LEASE



 Bell  
South Lamar



**MACKENZIE**  
RETAIL

RESOLUT

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# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2,482 SF  $\pm$  street level 2nd gen. restaurant space
- Grease trap, vent hood and walk-in cooler
- Outdoor patio seating
- Located at Bell South Lamar, a 4-story, 565,596 SF luxury apartment building featuring 357 units on 10.35 acres
- High visibility location facing S. Lamar Boulevard (29,429 cars per day) and Menchaca Road (15,327 cars per day)
- Easy access to I-35 and Route 290
- 10 minute drive to the heart of Downtown Austin
- *Please do not disturb existing tenant*

AVAILABLE:

2,482 SF  $\pm$

TRAFFIC COUNT:

29,429 SF  $\pm$  (S. LAMAR BLVD)

15,327 SF  $\pm$  (MENCHACA RD)

ZONING:

GR-CO (COMMUNITY COMMERCIAL)  
[CONDITIONAL OVERLAY]

WALK SCORE:

80 (VERY WALKABLE)

RENTAL RATE:

NEGOTIABLE

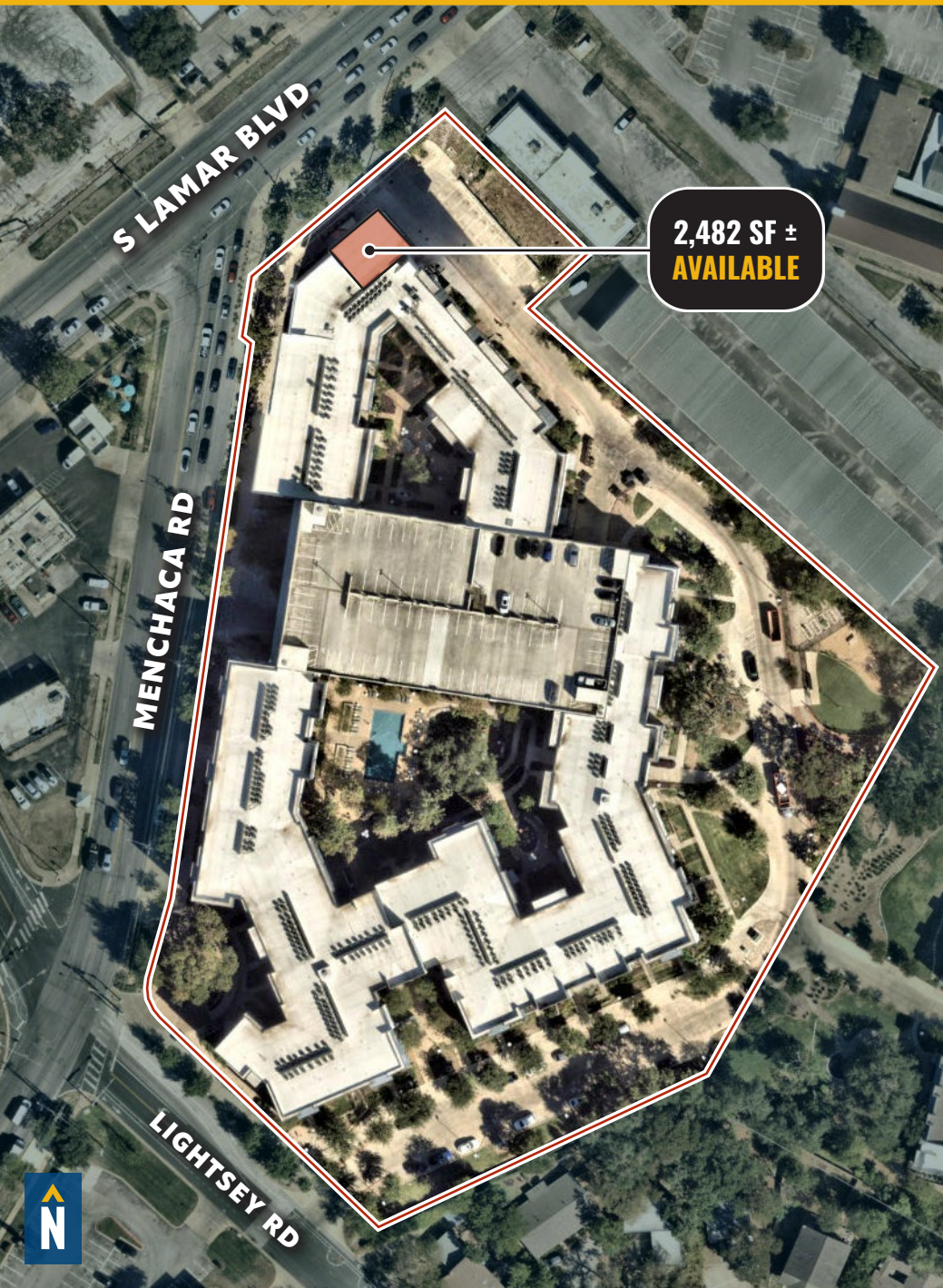


GOOGLE STREET VIEW



# BELL SOUTH LAMAR

 Bell  
South Lamar



**4**  
STORIES

**565,596**  
SQ FT

**357**  
UNITS

**10.35**  
ACRES





# RESTAURANT SPACE

2,482 SF ±



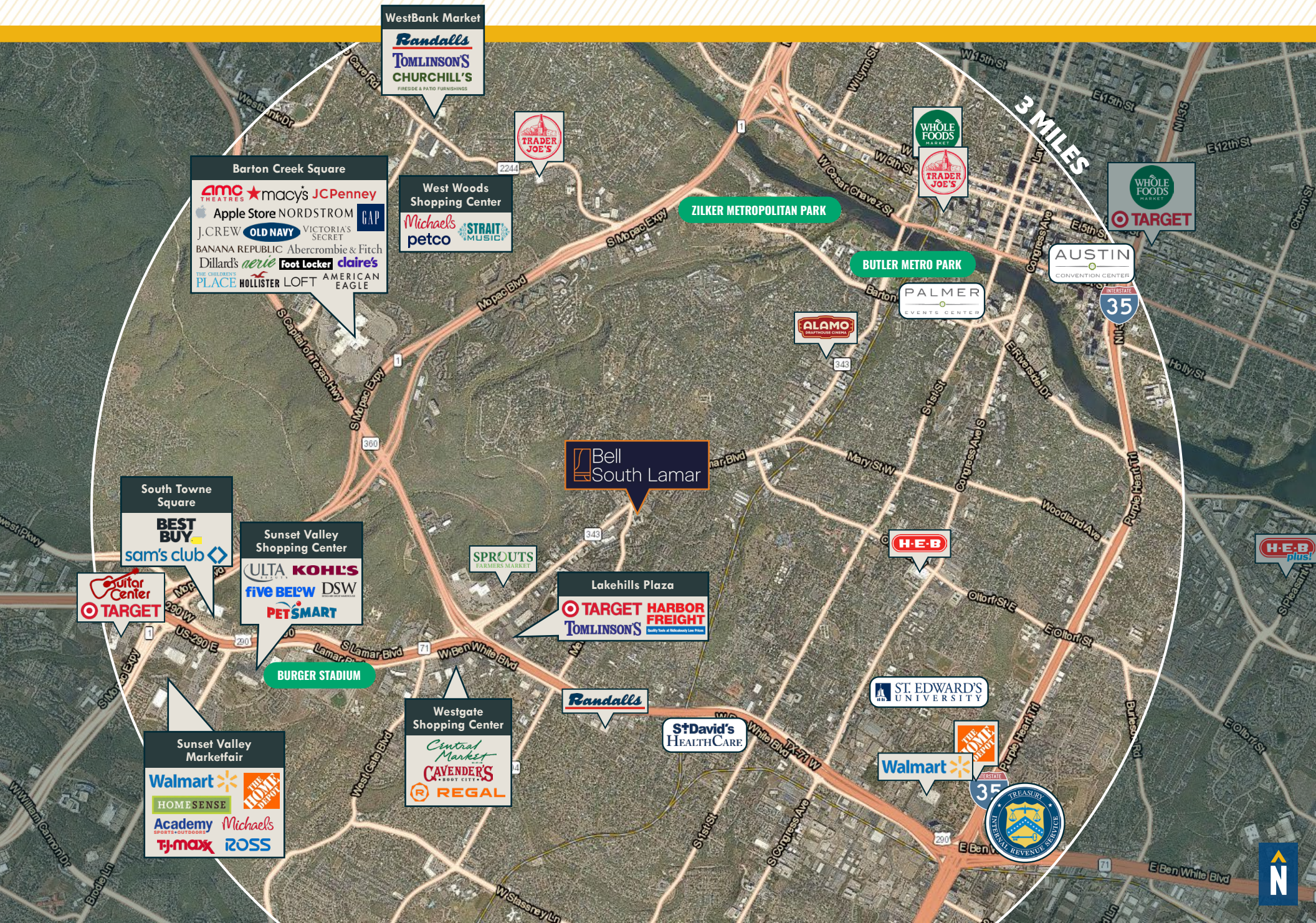


# LOCAL BIRDSEYE

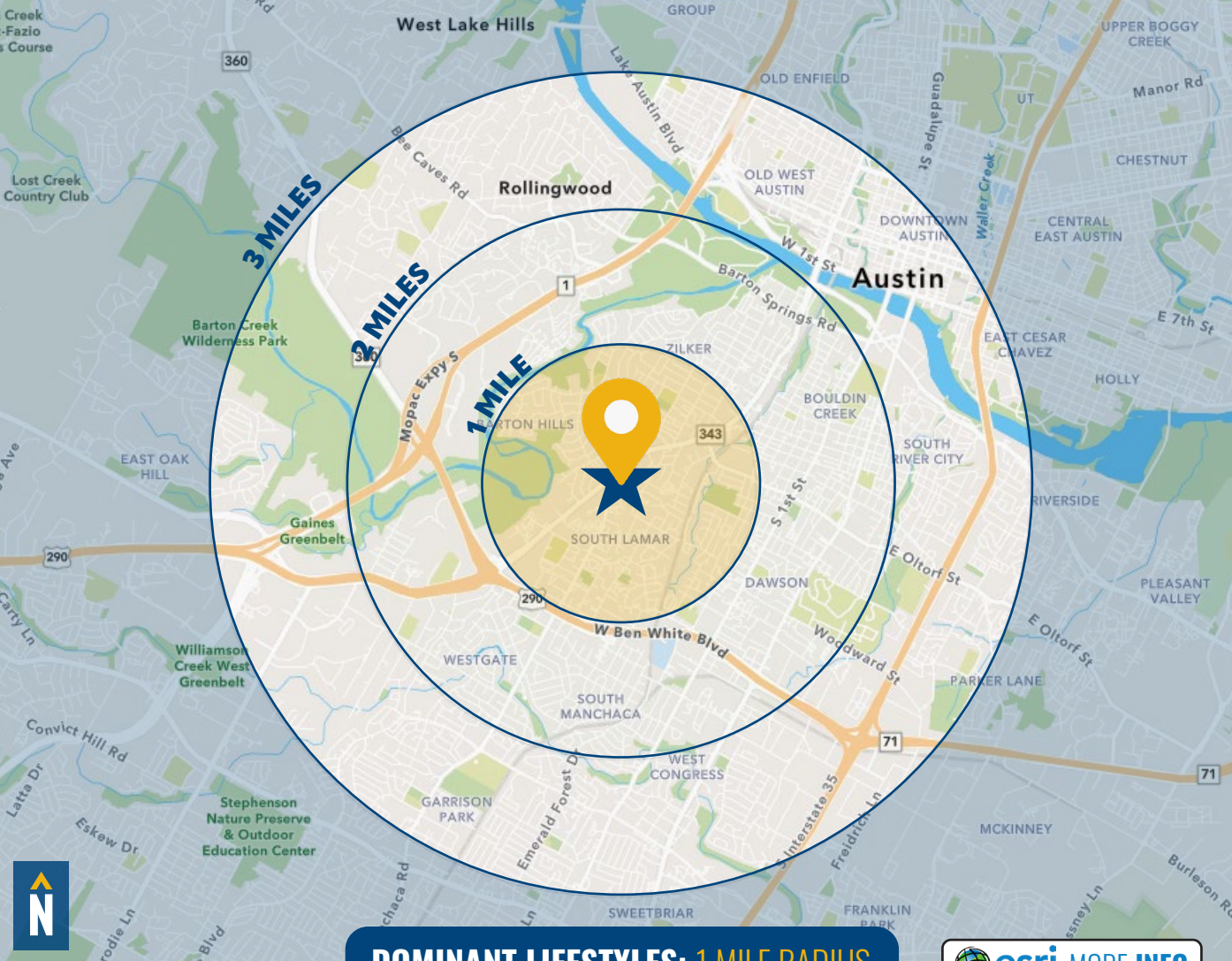




# MARKET AERIAL







## DOMINANT LIFESTYLES: 1 MILE RADIUS

 [esri MORE INFO](#)

**47%** LAPTOPS AND LATTES



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

**38%** METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

**7%** TRENDSETTERS



MEDIAN

AGE: 37.4

HH INCOME: \$86,061

Half of this segment is aged 25 to 44, and many are unmarried. Jobs tend to be in industries like technology, health care and education. They exercise often and tend to purchase organic/natural products.

# DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



18,476

58,540

125,426

## DAYTIME POPULATION



17,168

81,303

218,130

## AVERAGE HOUSEHOLD INCOME



\$148,259

\$153,810

\$161,410

## NUMBER OF HOUSEHOLDS



9,907

29,497

61,124

## MEDIAN AGE



34.2

34.8

35.1

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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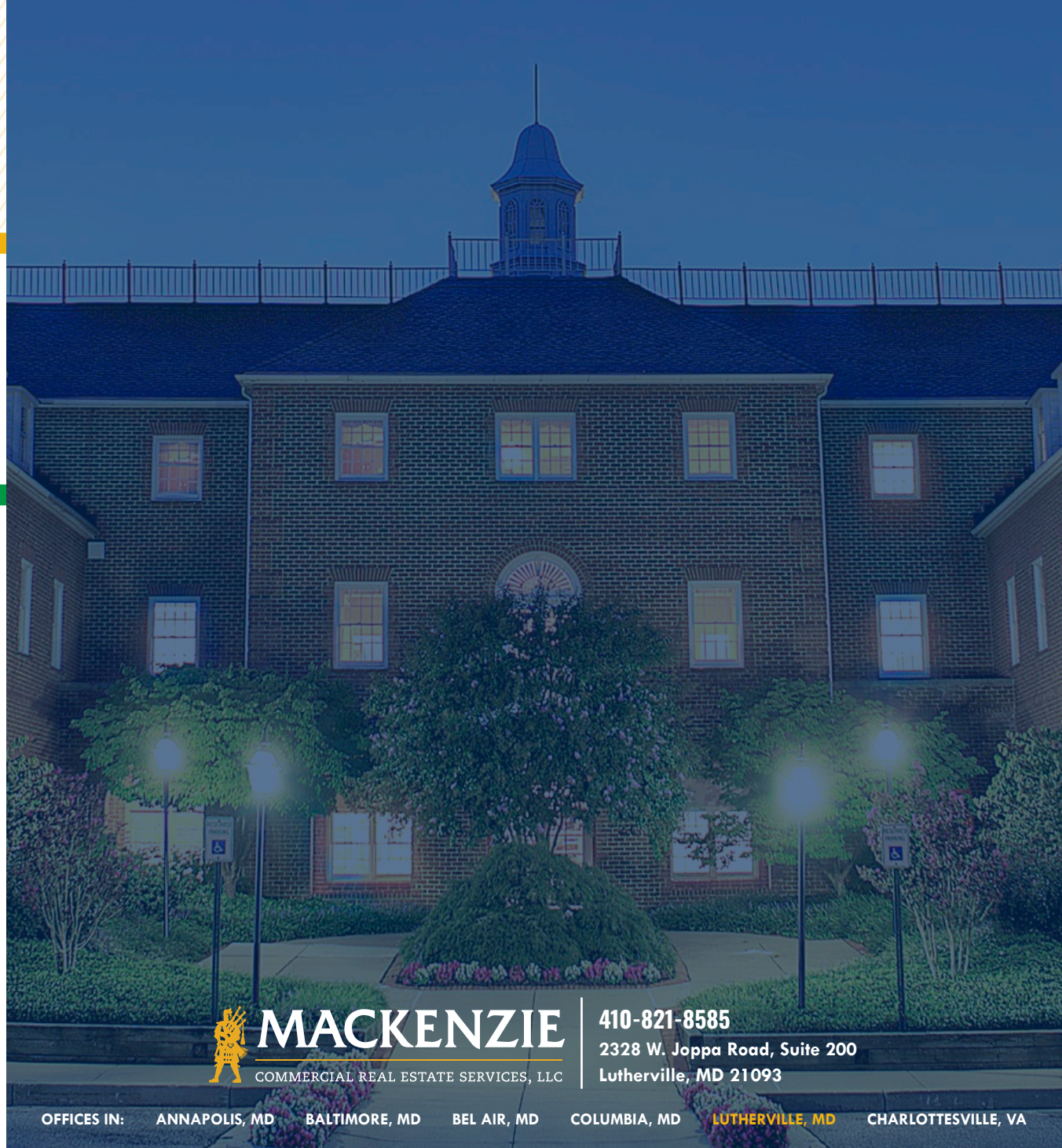
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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