

TOWN NORTH

NEC OF RESEARCH BLVD & FAIRFIELD DR 8557 Research Blvd Austin, TX 78758



FOR LEASE

AVAILABLE SPACE 1,900 - 10,000 SF

RATE \$26.00-\$32.00 PSF NNN NNNs* \$7.07

* Estimate provided by Landlord and subject to change

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PROPERTY HIGHLIGHTS

- New renovation underway
- Adjacent to Target anchored shopping center
- Surrounded by dense residential communities
- Easy access to Hwy 183 Located directly along US 183
- Easy access to both MoPac Expwy and I-35
- Surrounded by North Austin's residential neighborhoods
- Over 150,000 VPD on Research Blvd



AREA TRAFFIC GENERATORS









LOBBY





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(TXDot 2023)

DEMOGRAPHIC SNAPSHOT 2024



156,072 POPULATION3-MILE RADIUS



\$107,095.00 AVG HH INCOME 3-MILE RADIUS

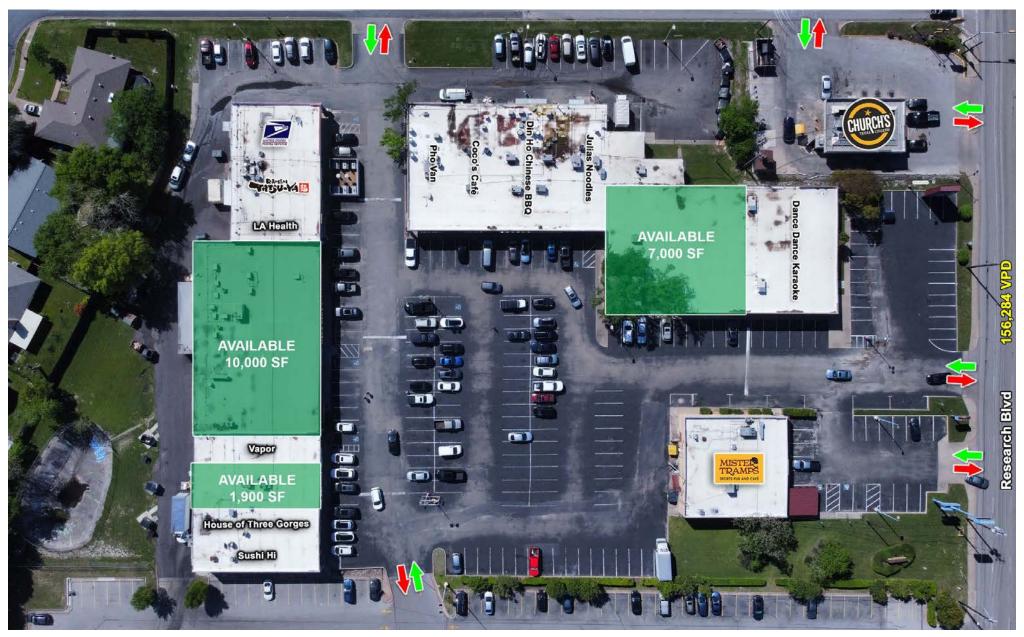


143,370 DAYTIME POPULATION3-MILE RADIUS



TRAFFIC COUNTSResearch Blvd: 156,284 VPD
Ohlen Rd: 11,507 VPD













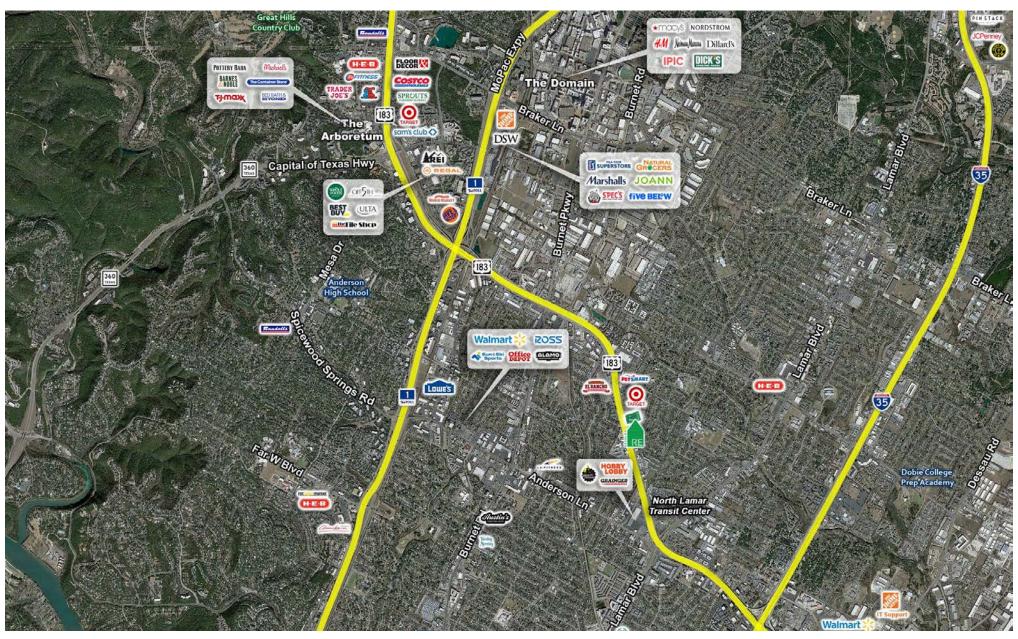
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