



TOWN NORTH

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



FOR LEASE

AVAILABLE SPACE
1,900 - 10,000 SF

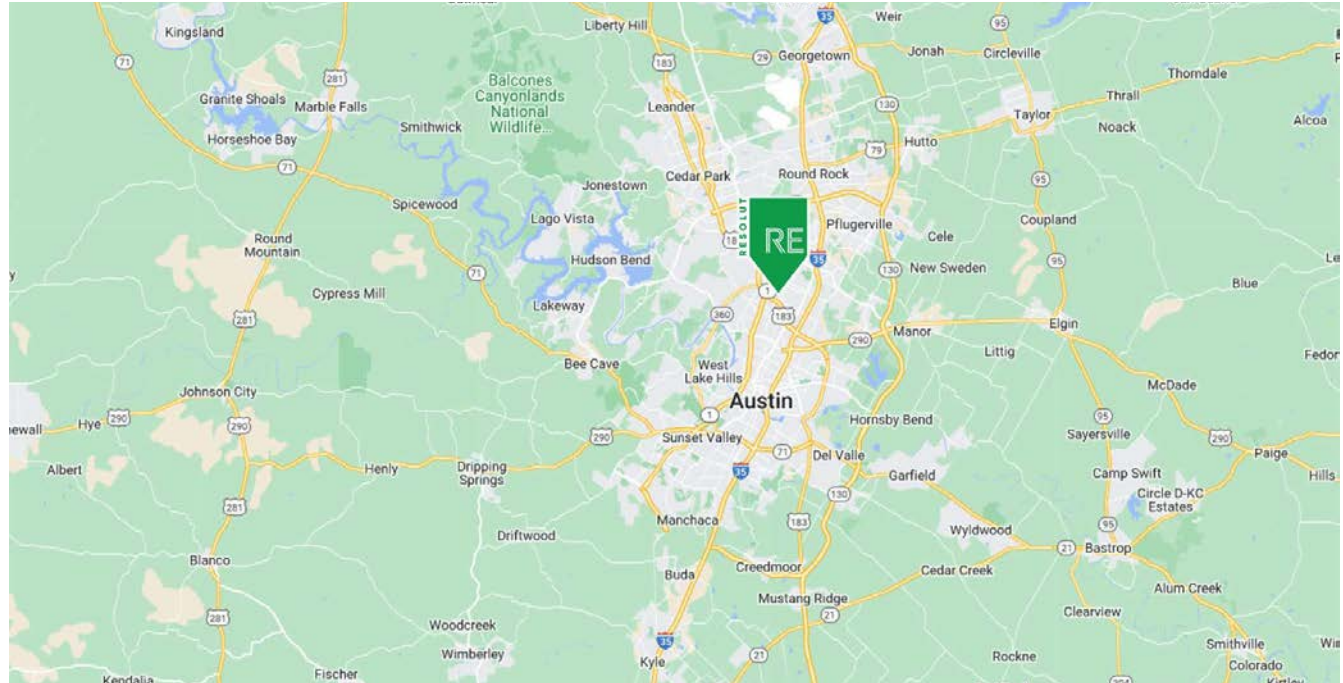
RATE
\$26.00-\$32.00 PSF NNN
NNNs* \$7.07
* Estimate provided by Landlord and
subject to change

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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



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DEMOGRAPHIC SNAPSHOT 2024



156,072
POPULATION
3-MILE RADIUS



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



143,370
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Research Blvd: 156,284 VPD
Ohlen Rd: 11,507 VPD
(TXDot 2023)

