

THE ABBY AT BEN WHITE

NWQ OF IH-35 & E. BEN WHITE BLVD
500 East Ben White Boulevard Austin, TX 78704



FOR LEASE

AVAILABLE SPACE
20,890 SF

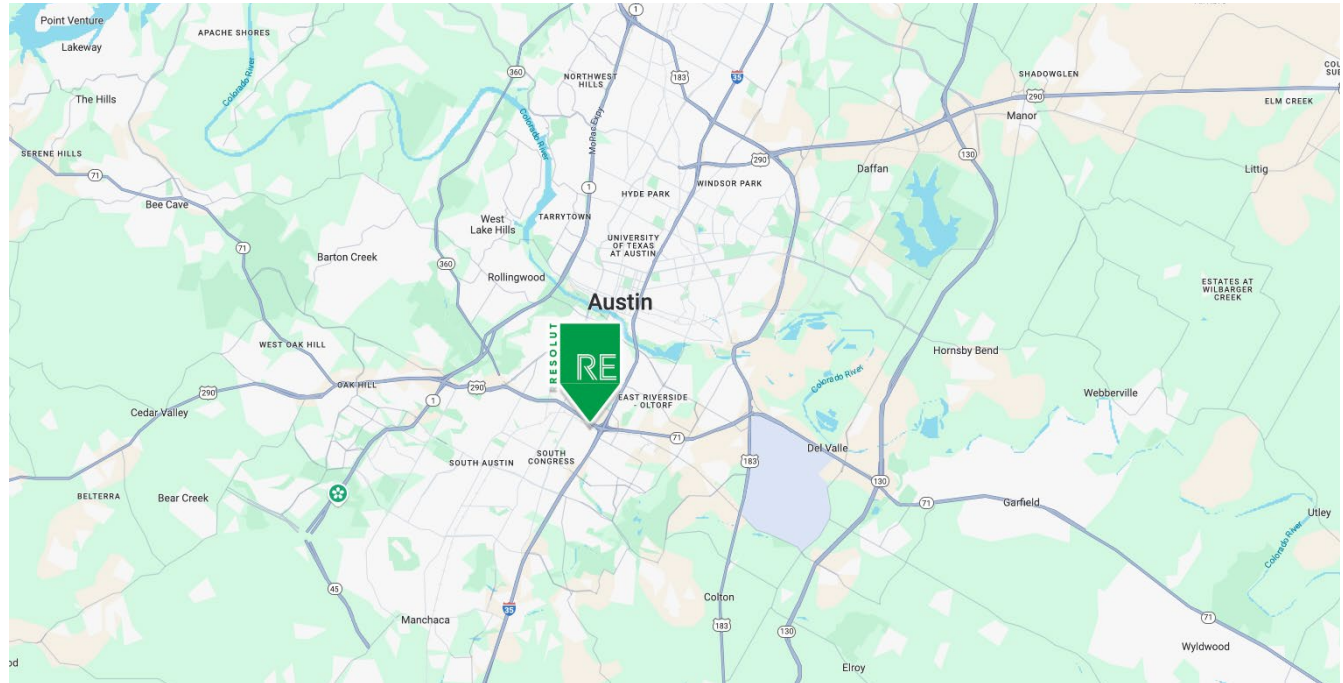
RATE
\$19.00 PSF + *NNNs
NNNs* \$12.00
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- Top performing Super Walmart shadow anchor
- Excellent population density with 3 mile radius
- Prime South Austin location at IH-35 and Ben White
- Close to St Edwards University
- Big Box opportunity
- Busy center with Starbucks, Chick-fil-A and Cabo Bobs



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



161,585
POPULATION
3-MILE RADIUS



\$121,787.00
AVG HH INCOME
3-MILE RADIUS



112,147
DAYTIME POPULATION
3-MILE RADIUS

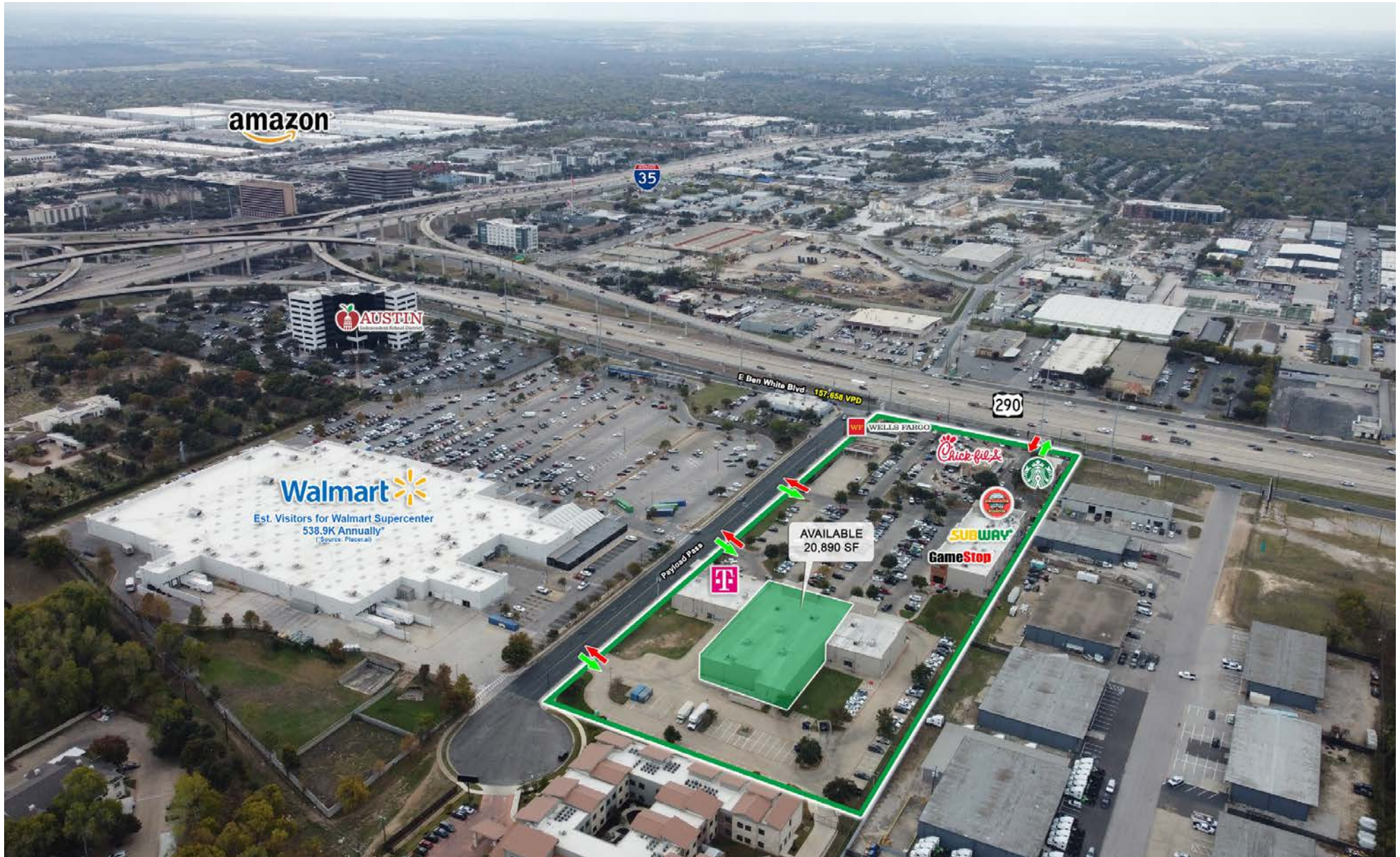


TRAFFIC COUNTS
E Ben White Blvd (W of IH-35):
157,658 VPD
IH-35 (@ US 290/Hwy 71):
201,954 VPD
(CoStar 2022)

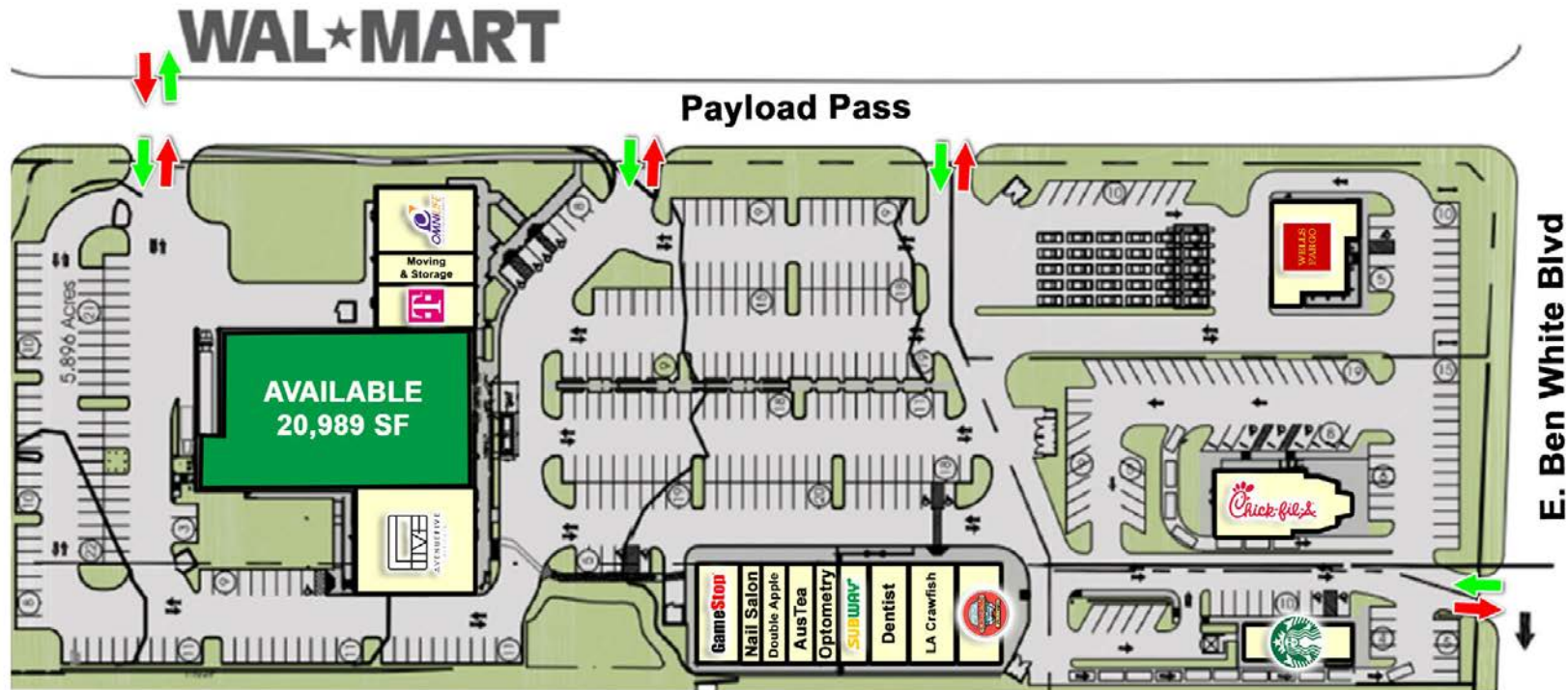
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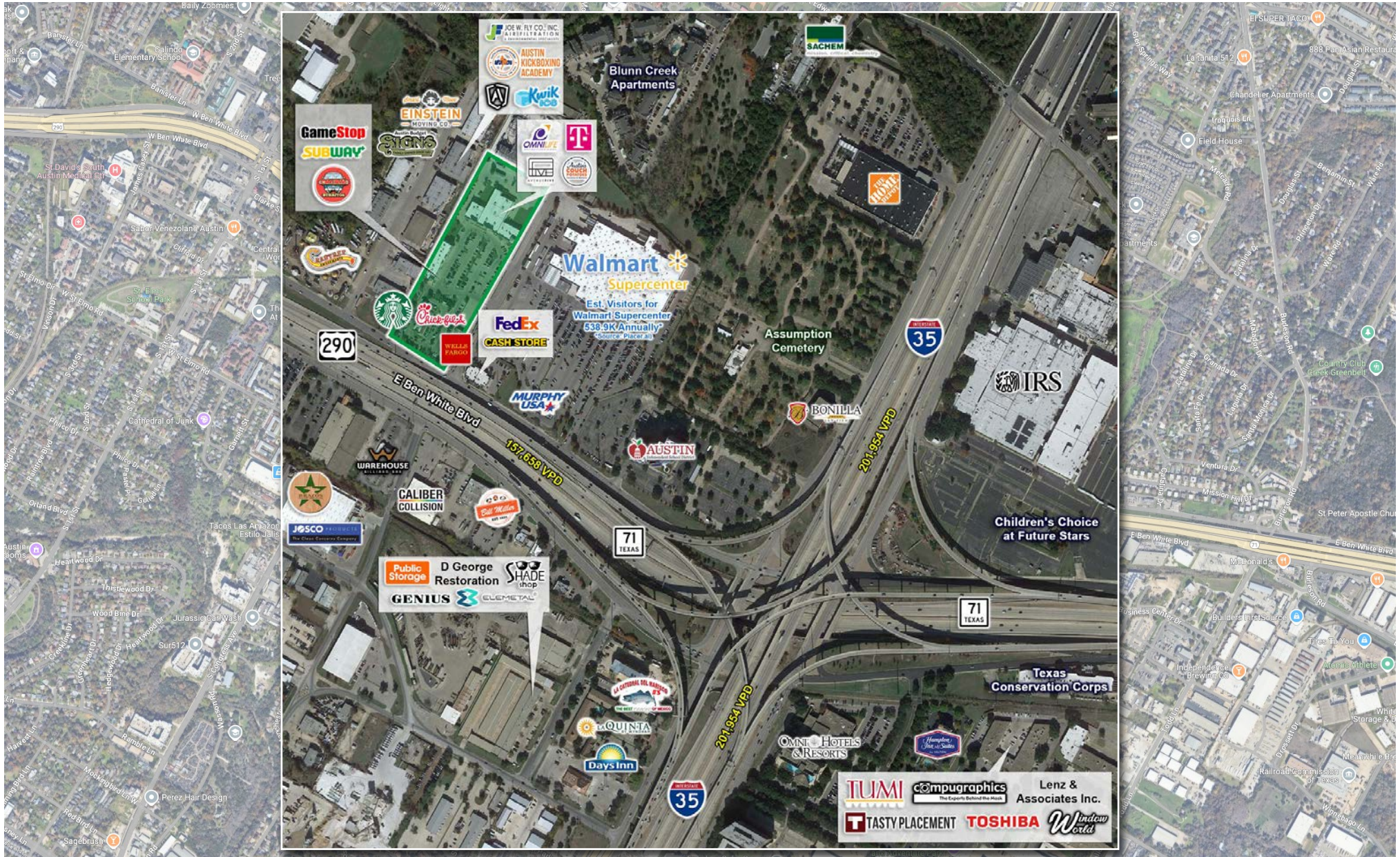




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Tenant Name	Unit Size	Tenant Name	Unit Size
Beauty School	6,000 SF	AusTea	1,400 SF
AVAILABLE	20,898 SF	Optometry	1,200 SF
T-Mobile	2,000 SF	Subway	1,500 SF
Omnilife	3,600 SF	Dentist	1,960 SF
All My Sons Moving & Storage	1,200 SF	LA Crawfish	2,290 SF
GameStop	2,100 SF	Cabo Bobs	1,600 SF
Nail Salon	1,200 SF	Starbucks	6,000 SF
Wells Fargo	4,000 SF	Chick-Fil-A	3,916 SF
Double Apple	1,200 SF		

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