RESOLUT RE

503 E POWELL LANE

SWQ E POWELL LN & S I-35 503 East Powell Lane Austin, TX 78753



FOR LEASE

AVAILABLE SPACE 1,200 SF

RATE \$2,500/Month Gross

Austin Aguilar aaguilar@resolutre.com 512.474.5557



PROPERTY HIGHLIGHTS

- 1,200 SF: 2,500/Month Gross
- Office Warehouse
- Ceiling Ht 12'
- Docks 1 ext
- Construction: Masonry
- Located right off IH 35



AREA TRAFFIC GENERATORS



Austin Aguilar

aaguilar@resolutre.com | 512.474.5557

DEMOGRAPHIC SNAPSHOT 2024



153,121 POPULATION3-MILE RADIUS



\$101,175.00 AVG HH INCOME 3-MILE RADIUS



112,562

DAYTIME POPULATION

3-MILE RADIUS



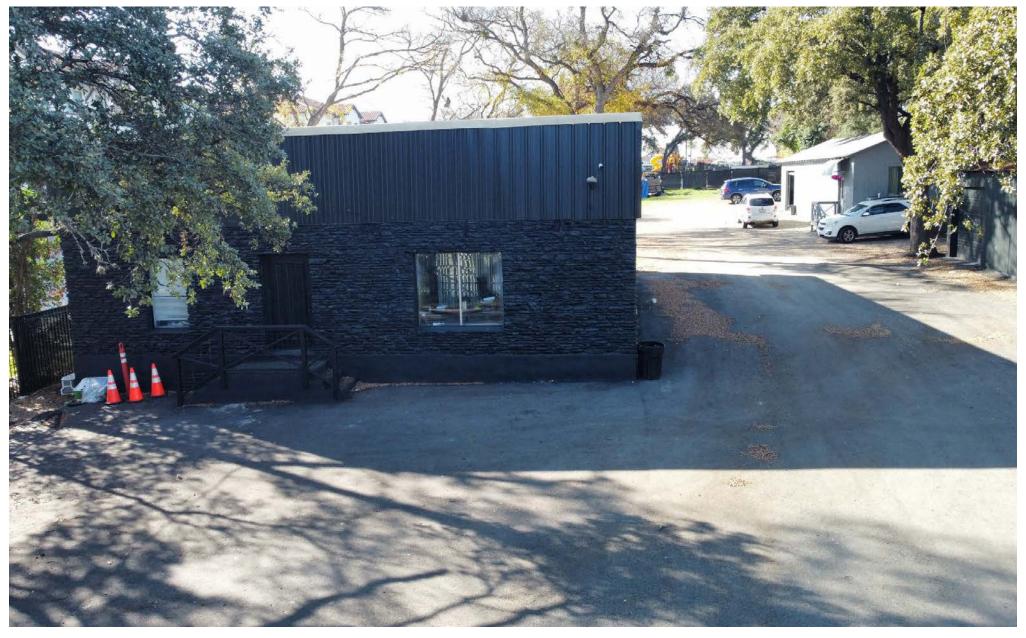
TRAFFIC COUNTSE Powell: 4,626 VPD
I-35 Frontage Rd: 7,200 VPD (Costar (2022))





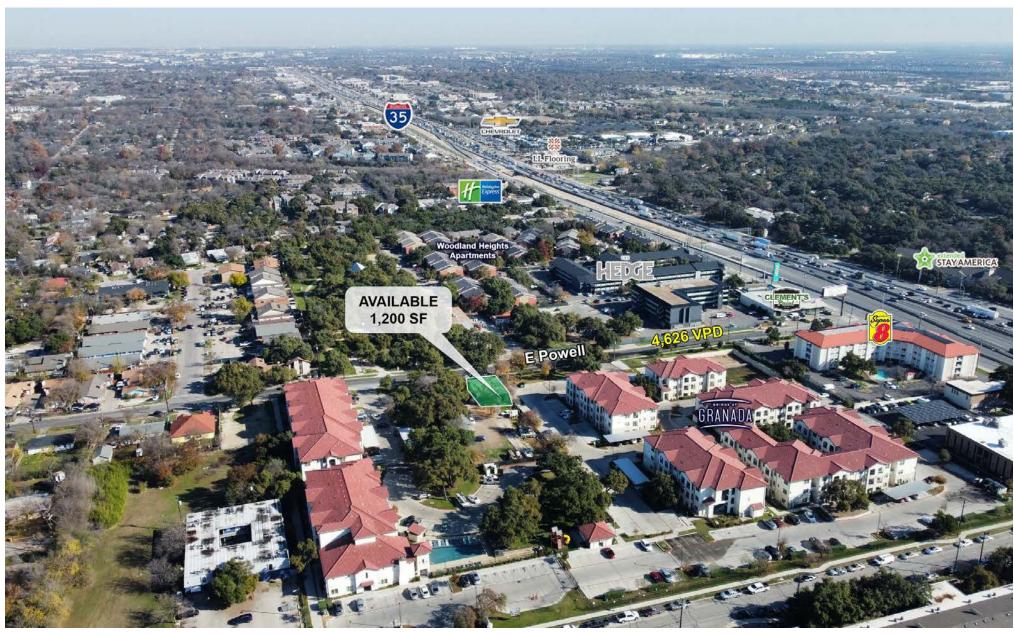
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





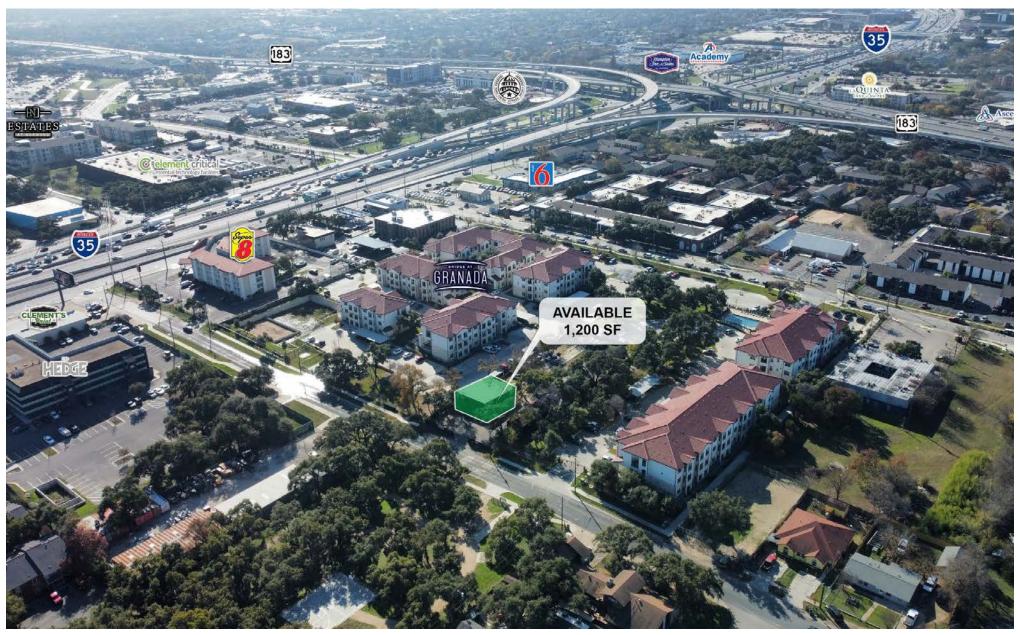
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





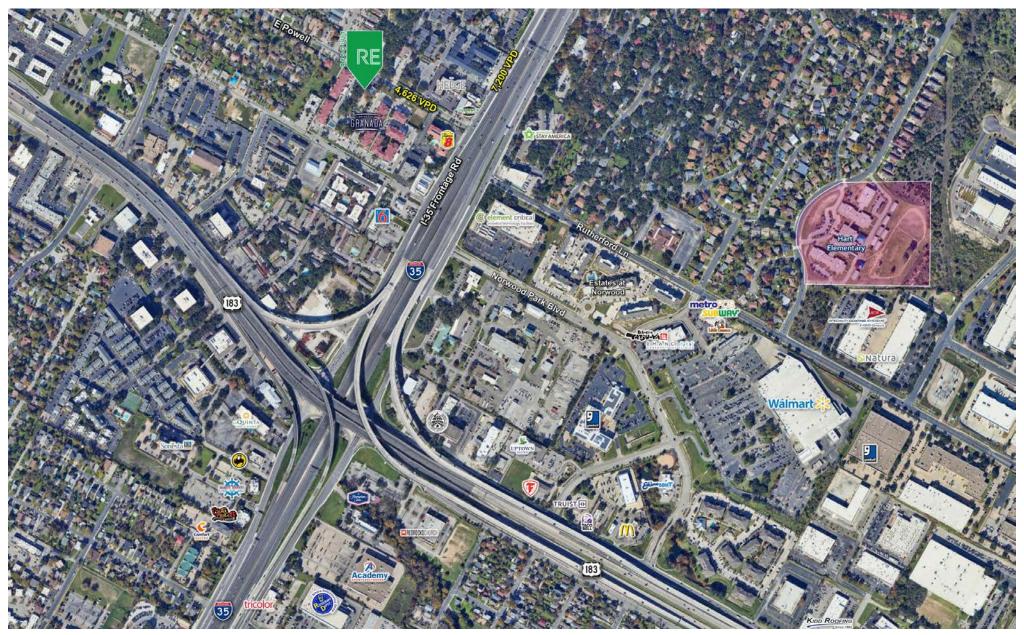
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





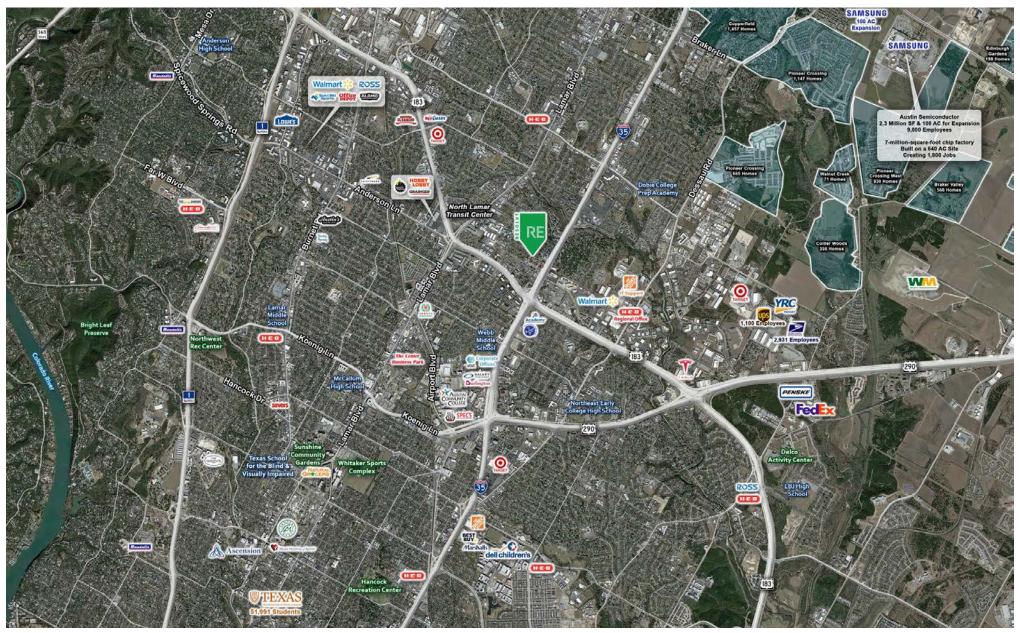
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.