



TOWN NORTH

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



FOR LEASE

AVAILABLE SPACE
1,000 - 10,000 SF

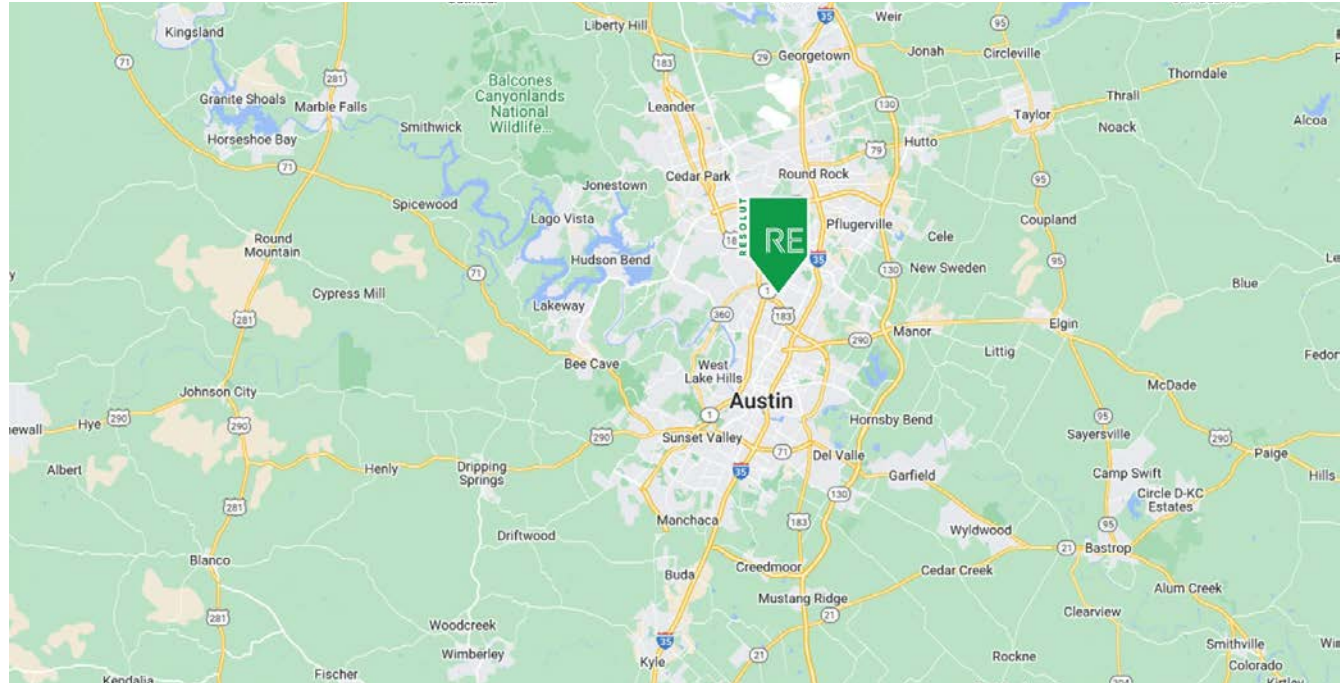
RATE
\$26.00-\$32.00 PSF NNN
NNNs* \$9.04
* Estimate provided by Landlord and
subject to change

Patrick Connolly
pconnolly@resolutre.com
512.474.5557

Joey Mendez
joey@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- 2nd Gen Restaurant / Grocery Store Available
- New Renovations underway
- Shadow Anchor by Target
- Surrounded by dense North Austin residential communities
- Located directly along US 183, and easy access to MoPac Expwy and I-35
- Over 150,000 VPD
- [View the Space!](#)



AREA TRAFFIC GENERATORS



Patrick Connolly

email@resolutre.com | 512.474.5557

Joey Mendez

joey@resolutre.com | 512.474.5557

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)

