

TOWN NORTH

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



FOR LEASE

AVAILABLE SPACE 1,000 - 8,100 SF

RATE \$26.00-\$32.00 PSF NNN NNNs* \$9.04

* Estimate provided by Landlord and subject to change

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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









LOBBY





Joey Mendez

Patrick Connolly

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DEMOGRAPHIC SNAPSHOT 2024



156,072 POPULATION 3-MILE RADIUS



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



143,370

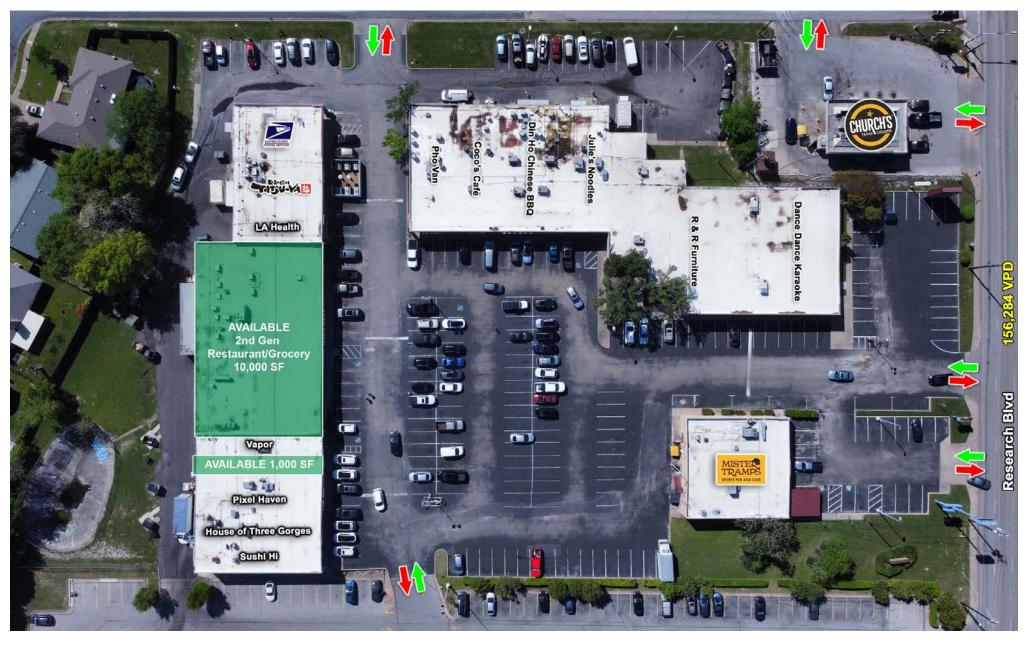
DAYTIME POPULATION

3-MILE RADIUS



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







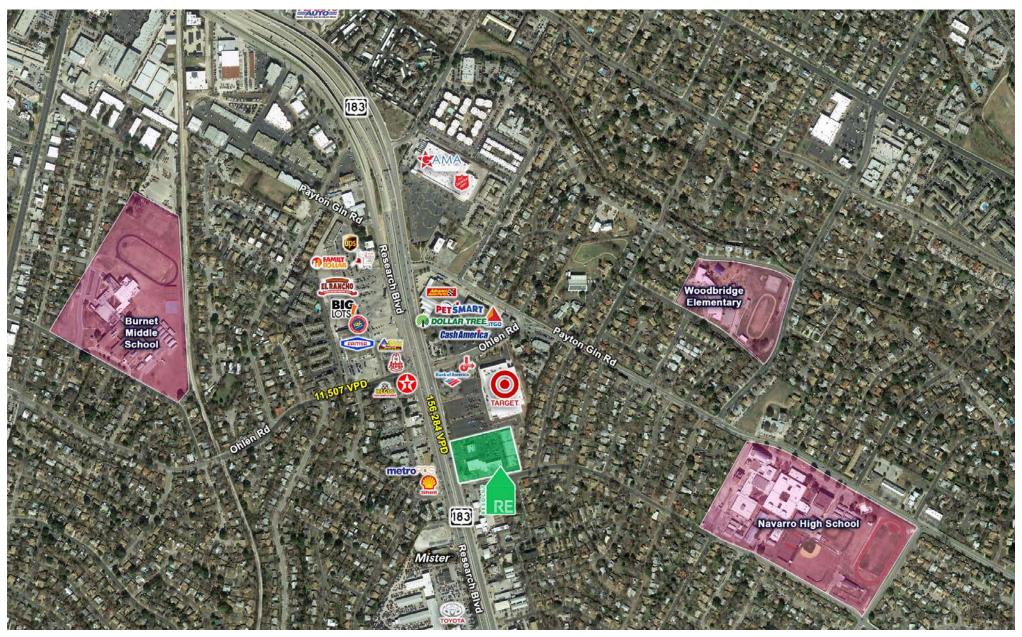






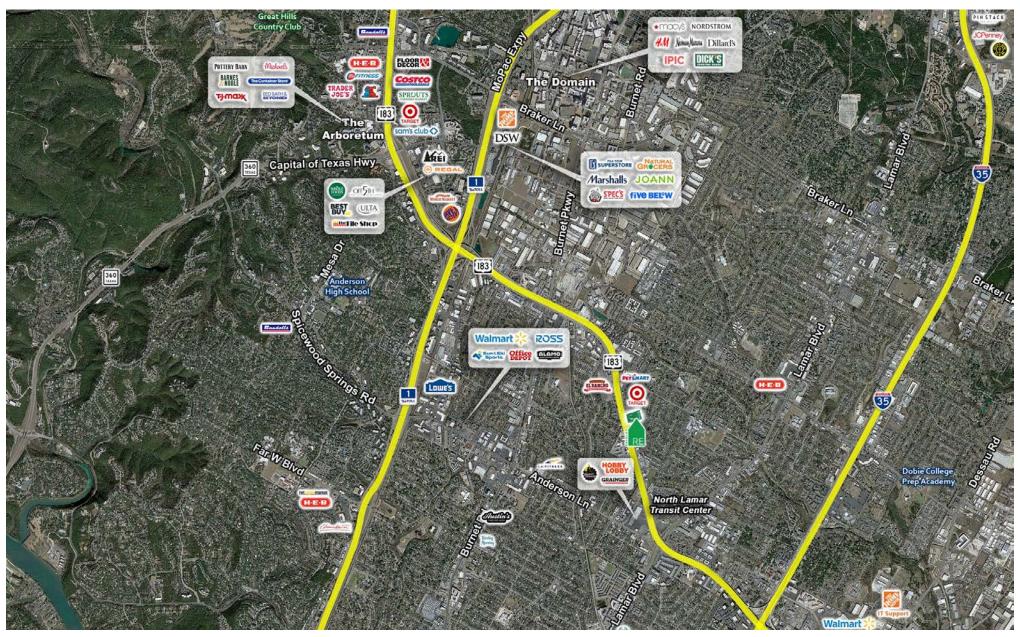
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