



# 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

**Patrick Connolly**

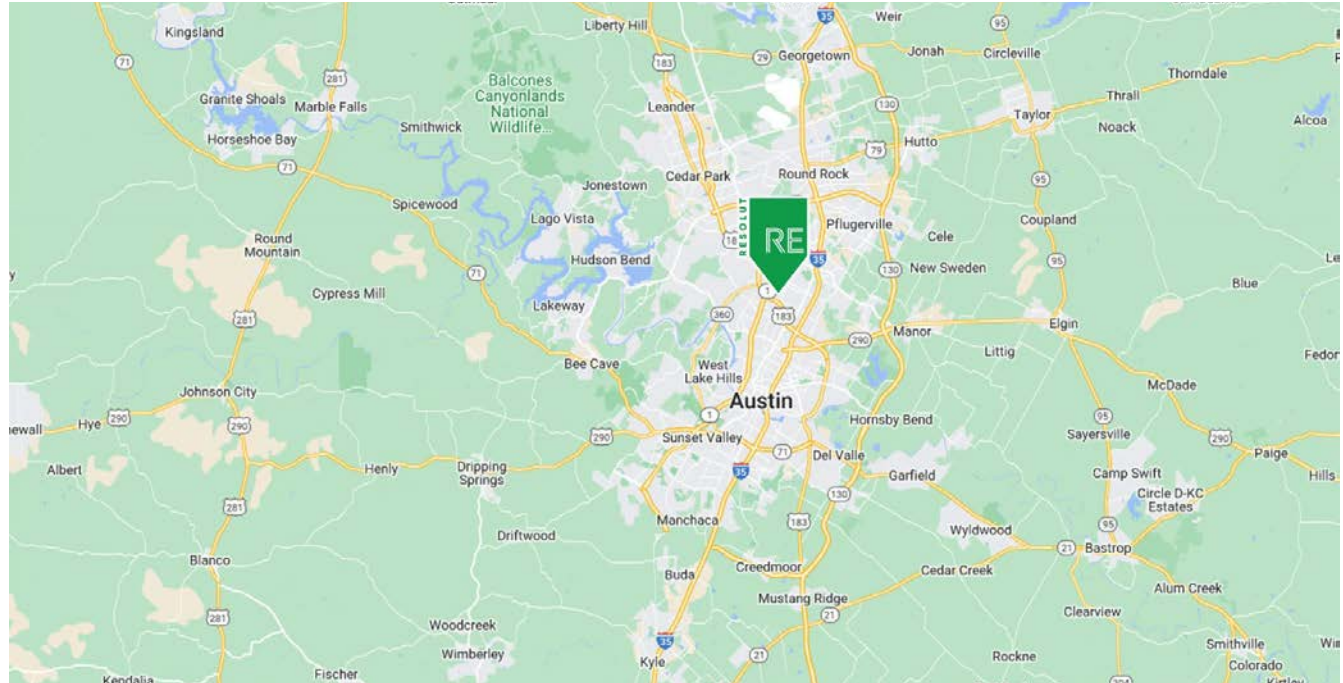
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**PROPERTY HIGHLIGHTS**

- **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**



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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)



