





## INTRODUCTION

Knight Real Estate Company is pleased to offer this retail space for lease on Burnet Rd in Austin, Texas. The property features excellent access to Highway 183 and to MoPac Expy.

## PROPERTY FACTS

- 9,000 SF Available for Lease
- Excellent Visibility and Access
- Signalized Intersection
- Adjacent to Austin's Furniture Depot and Top Notch Burgers
- Surrounded by national retailers including Walmart, Dollar Tree, Tuesday Morning, Sun & Ski, Ross, Bassett Furniture & many more
- Call for Pricing

## DEMOGRAPHICS

|        | 2021       | Daytime    | Average   |
|--------|------------|------------|-----------|
| Radius | Population | Population | HH Income |
| 1-mile | 13,998     | 16,164     | \$120,806 |
| 3-mile | 147,948    | 173,396    | \$102,119 |
| 5-mile | 339,750    | 339,750    | \$103,211 |

## TRAFFIC COUNTS

Burnet Rd: 33,410 VPD northeast of site  
Burnet Rd: 32,209 VPD southwest of site  
(Kalibrate 2021)



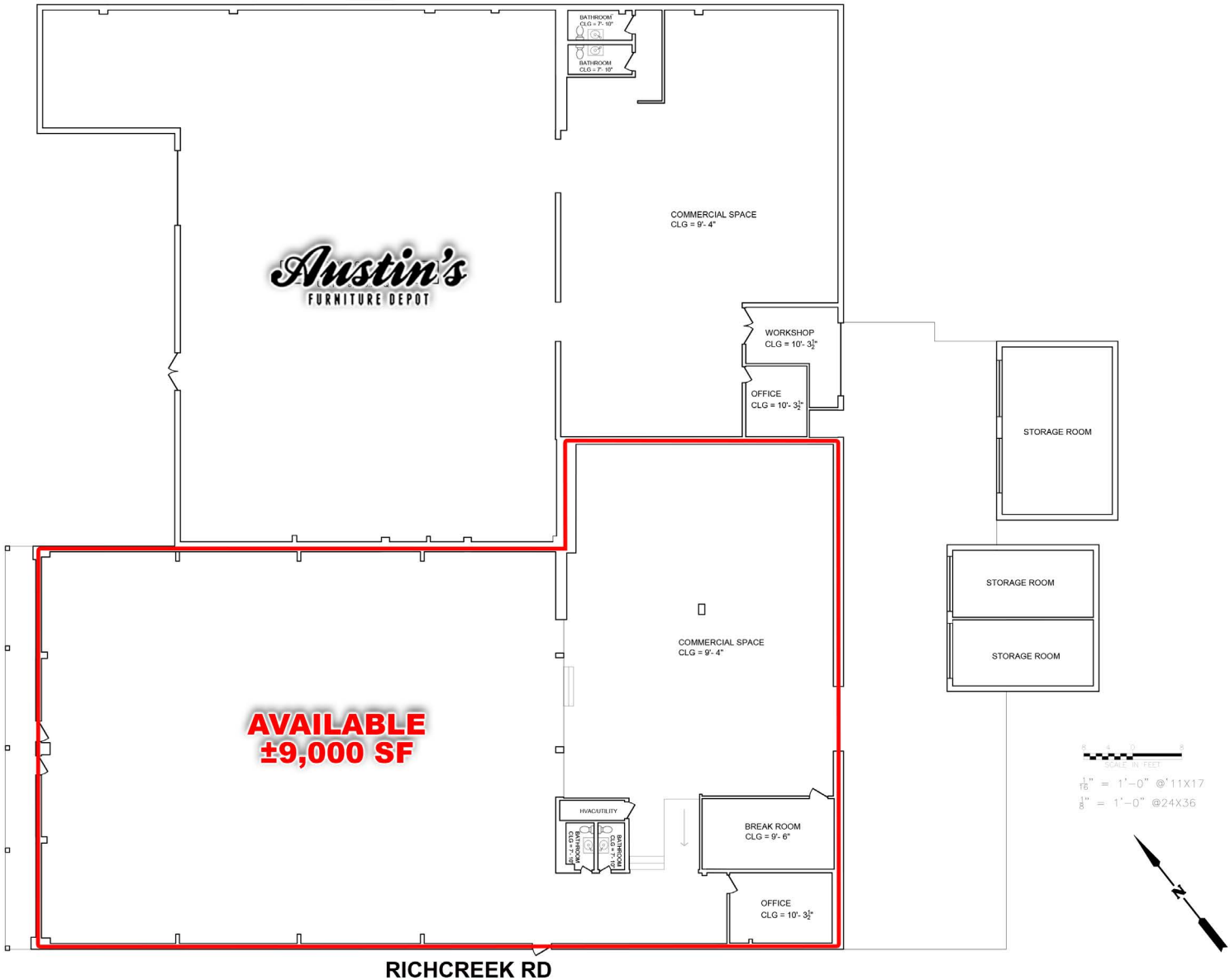






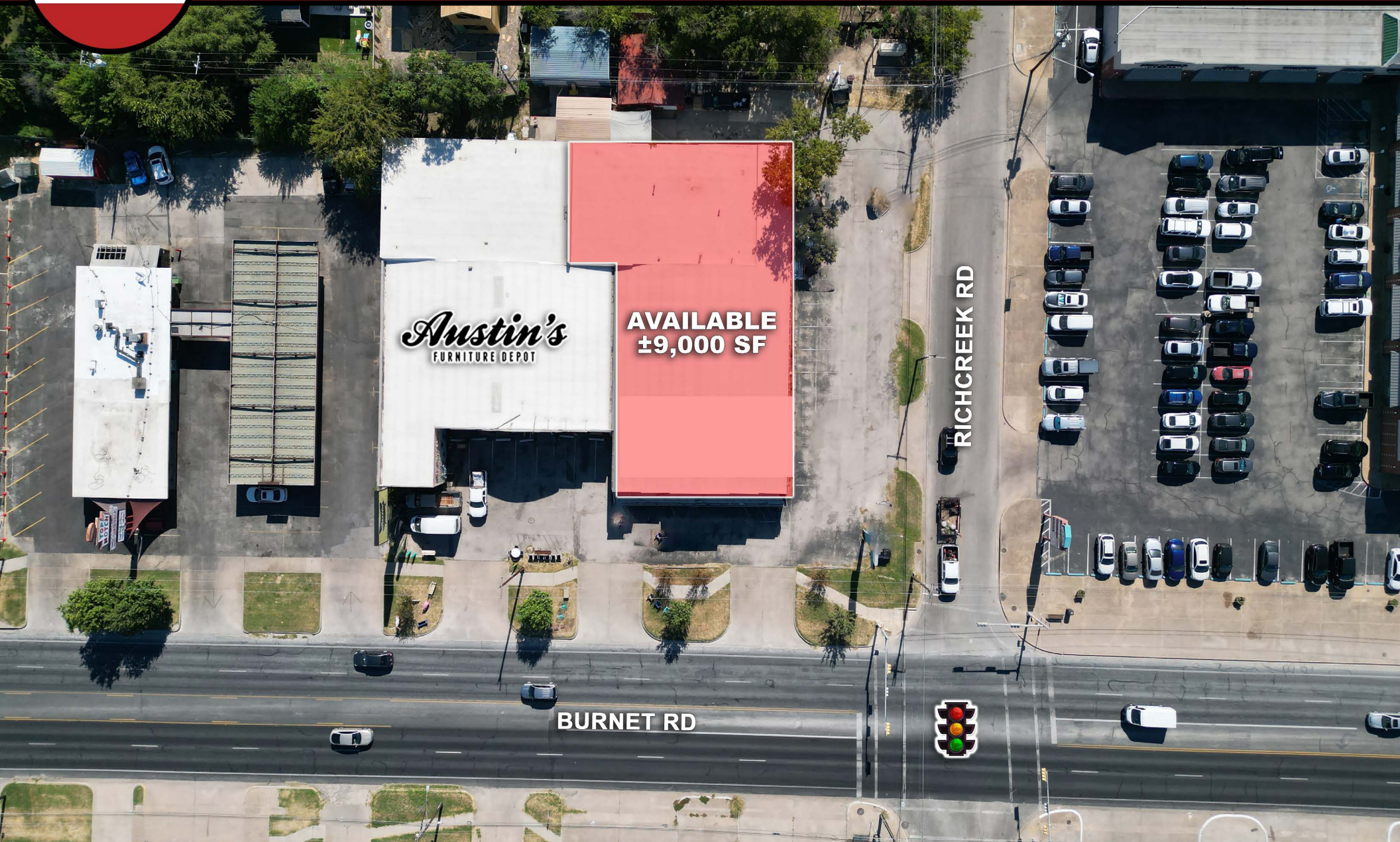
9,000 SF AVAILABLE FOR LEASE

7501 BURNET ROAD, AUSTIN, TX 78757

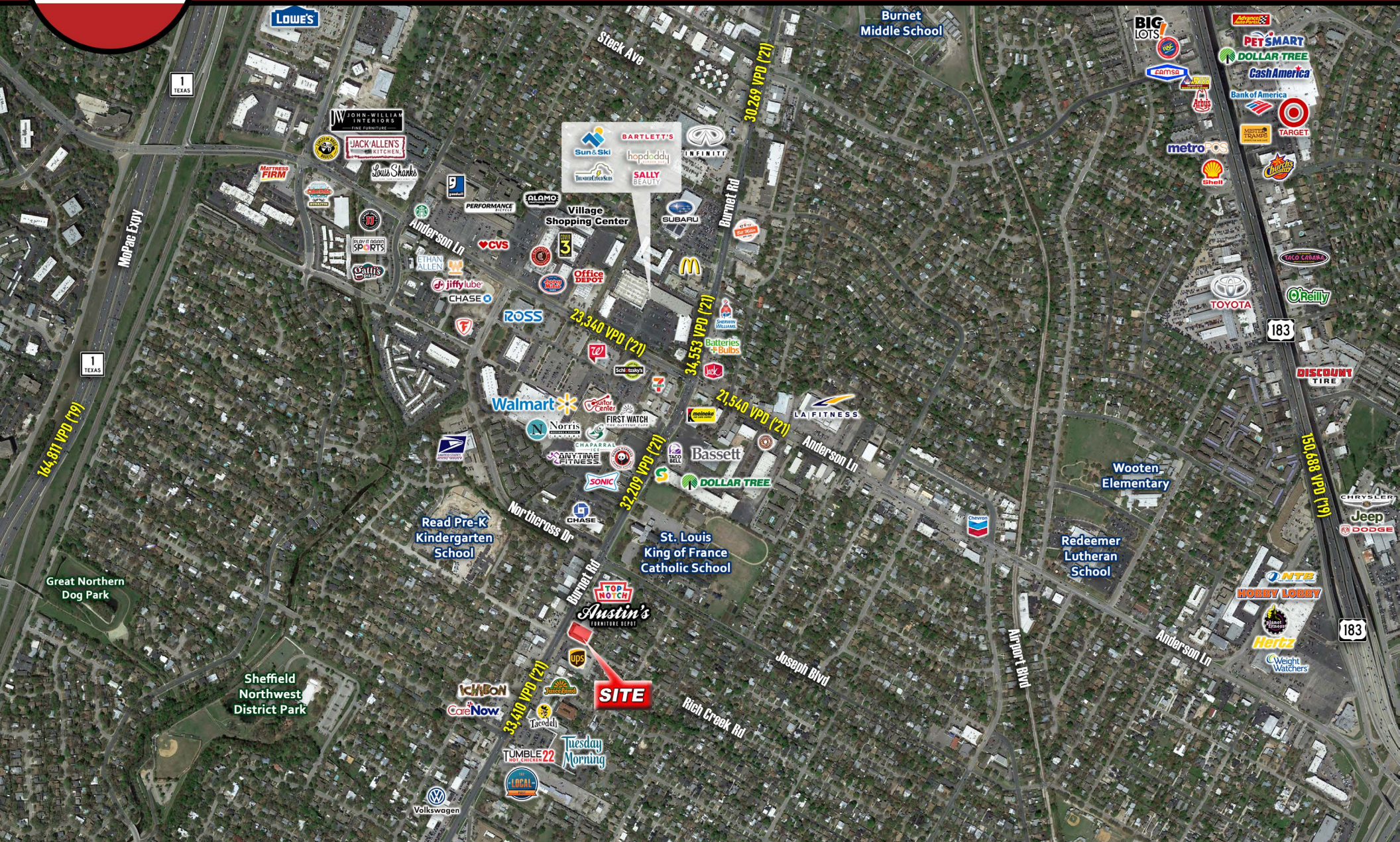


**Knight Real Estate Company**  
PO Box 160607, Austin, TX 78716

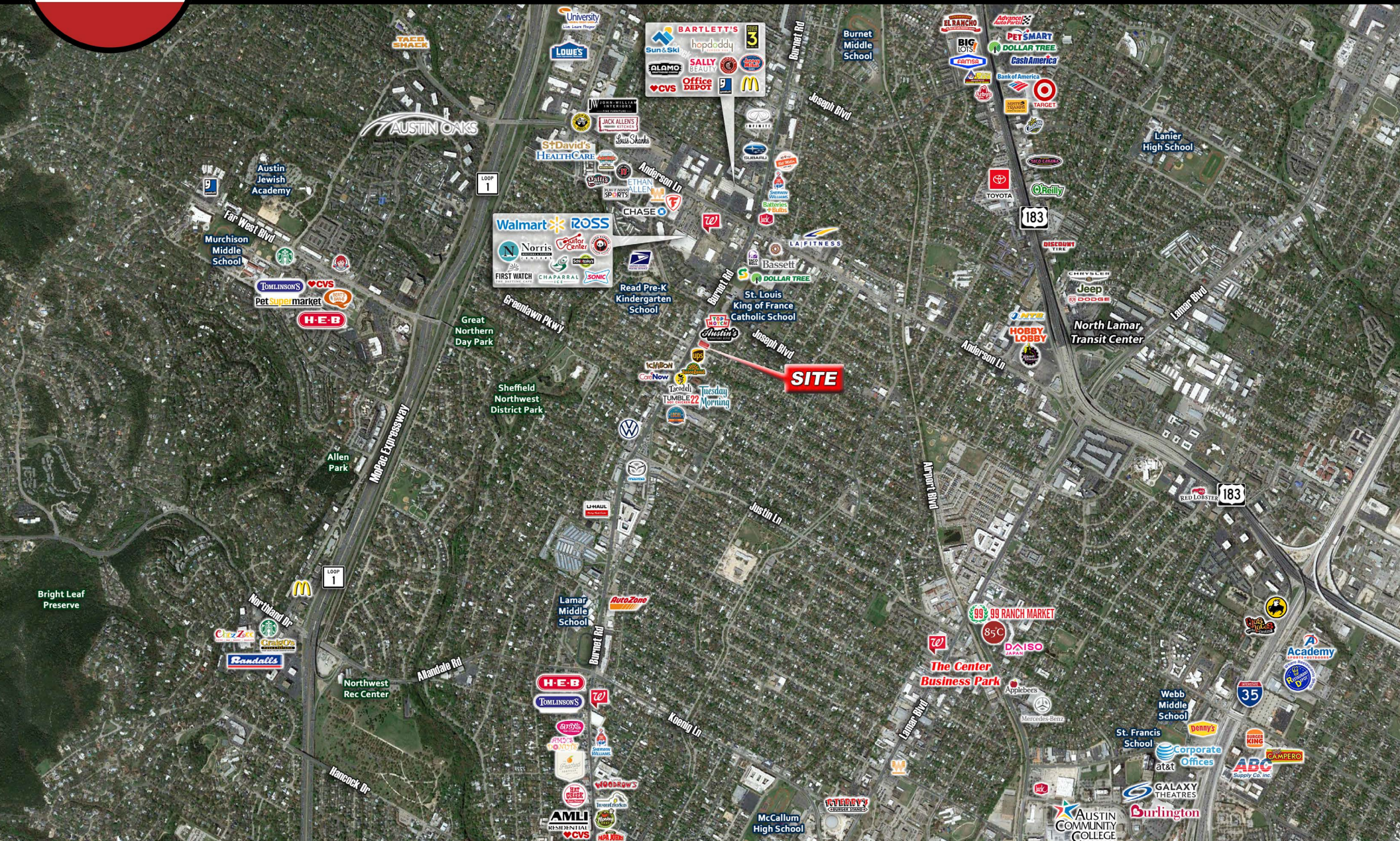
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## CITY OF AUSTIN DEMOGRAPHICS



### KEY FACTS

985,370

Population



2.4

Average  
Household Size

33.1

Median Age

\$71,449

Median Household  
Income

### EDUCATION

10%

No High School  
Diploma



16%  
High School  
Graduate



22%  
Some College



52%  
Bachelor's/Grad/Pr  
of Degree

### BUSINESS



45,524

Total Businesses



579,579

Total Employees

### EMPLOYMENT



White Collar

72%



Blue Collar

14%



Services

14%



8.3%

Unemployment  
Rate

### INCOME



\$71,449

Median Household  
Income



\$43,297

Per Capita Income



\$51,196

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (17.2%)

The smallest group: \$15,000 - \$24,999 (6.3%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 9.2%  | +1%   |  |
| \$15,000 - \$24,999   | 6.3%  | +0.5% |  |
| \$25,000 - \$34,999   | 7.4%  | +0.8% |  |
| \$35,000 - \$49,999   | 11.6% | +0.6% |  |
| \$50,000 - \$74,999   | 17.2% | +0.7% |  |
| \$75,000 - \$99,999   | 11.5% | -0.2% |  |
| \$100,000 - \$149,999 | 17.1% | -0.7% |  |
| \$150,000 - \$199,999 | 8.2%  | -0.6% |  |
| \$200,000+            | 11.5% | -2%   |  |

Bars show deviation from Travis County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2020, 2025.

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