



9,347 SF AVAILABLE FOR LEASE
7501 BURNET ROAD, AUSTIN, TX 78757



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

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

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

- 9,347 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

Radius	2021 Population	Daytime Population	Average 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

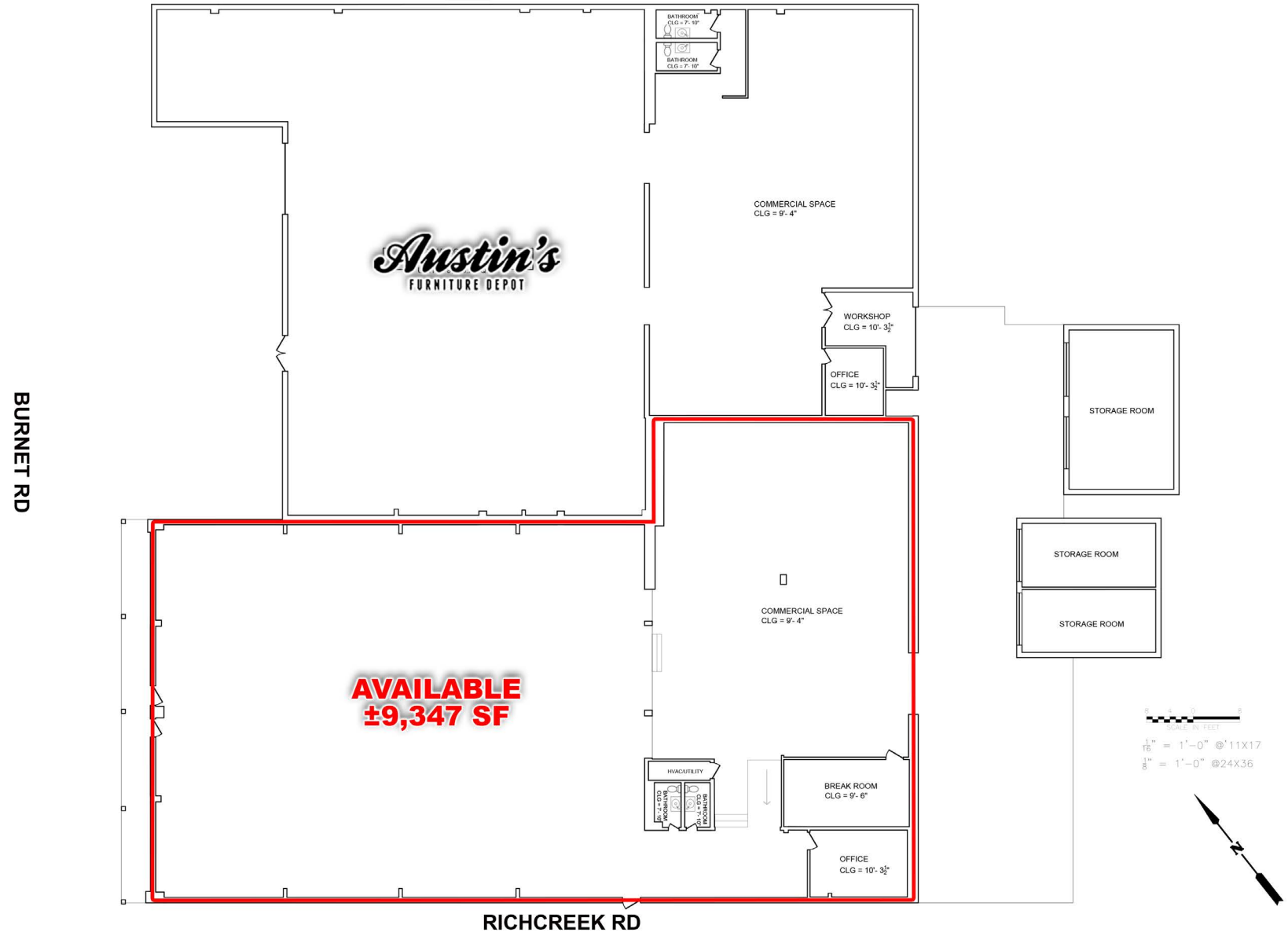
TRAFFIC COUNTS

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





9,347 SF AVAILABLE FOR LEASE
7501 BURNET ROAD, AUSTIN, TX 78757



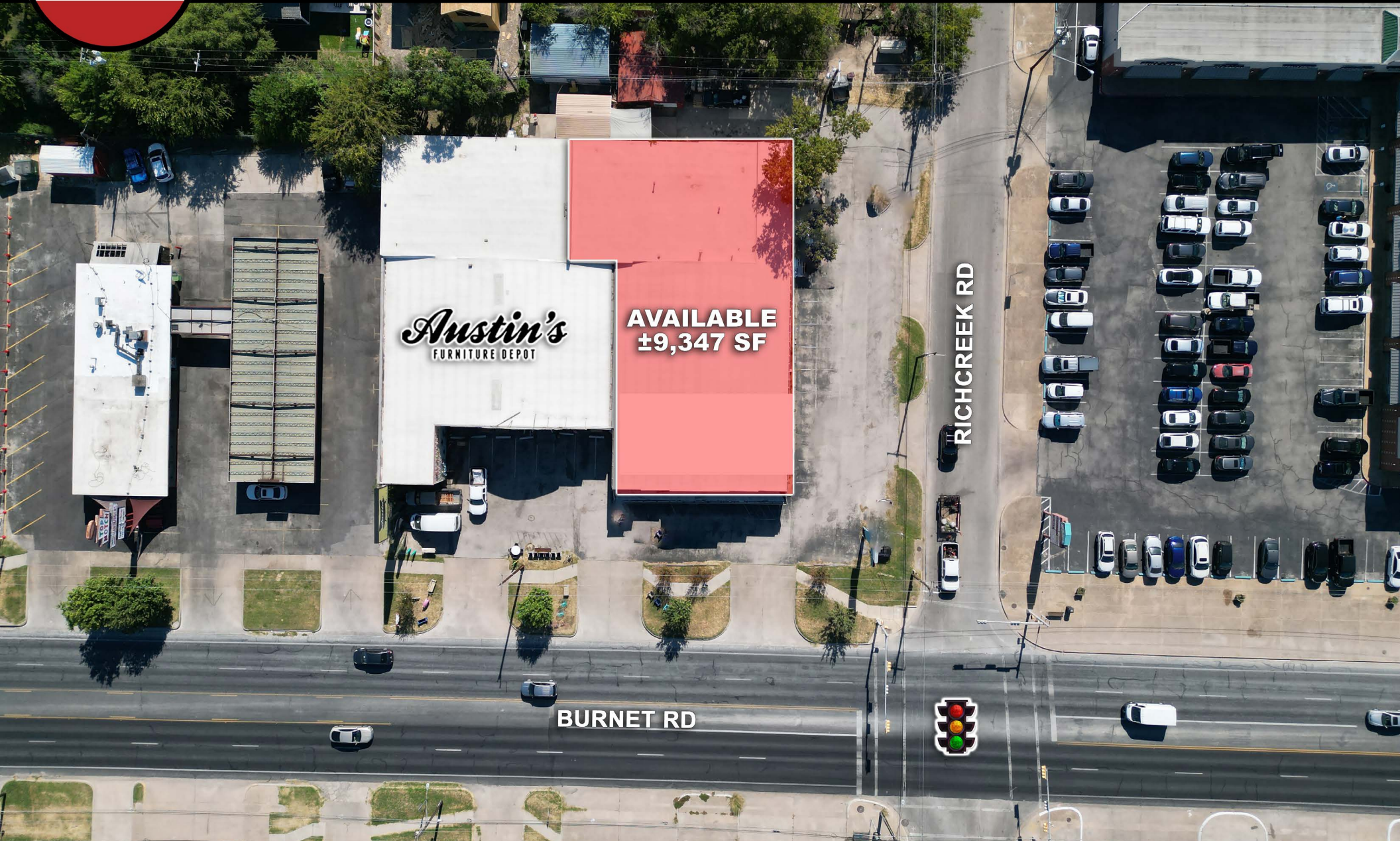
Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



9,347 SF AVAILABLE FOR LEASE
7501 BURNET ROAD, AUSTIN, TX 78757



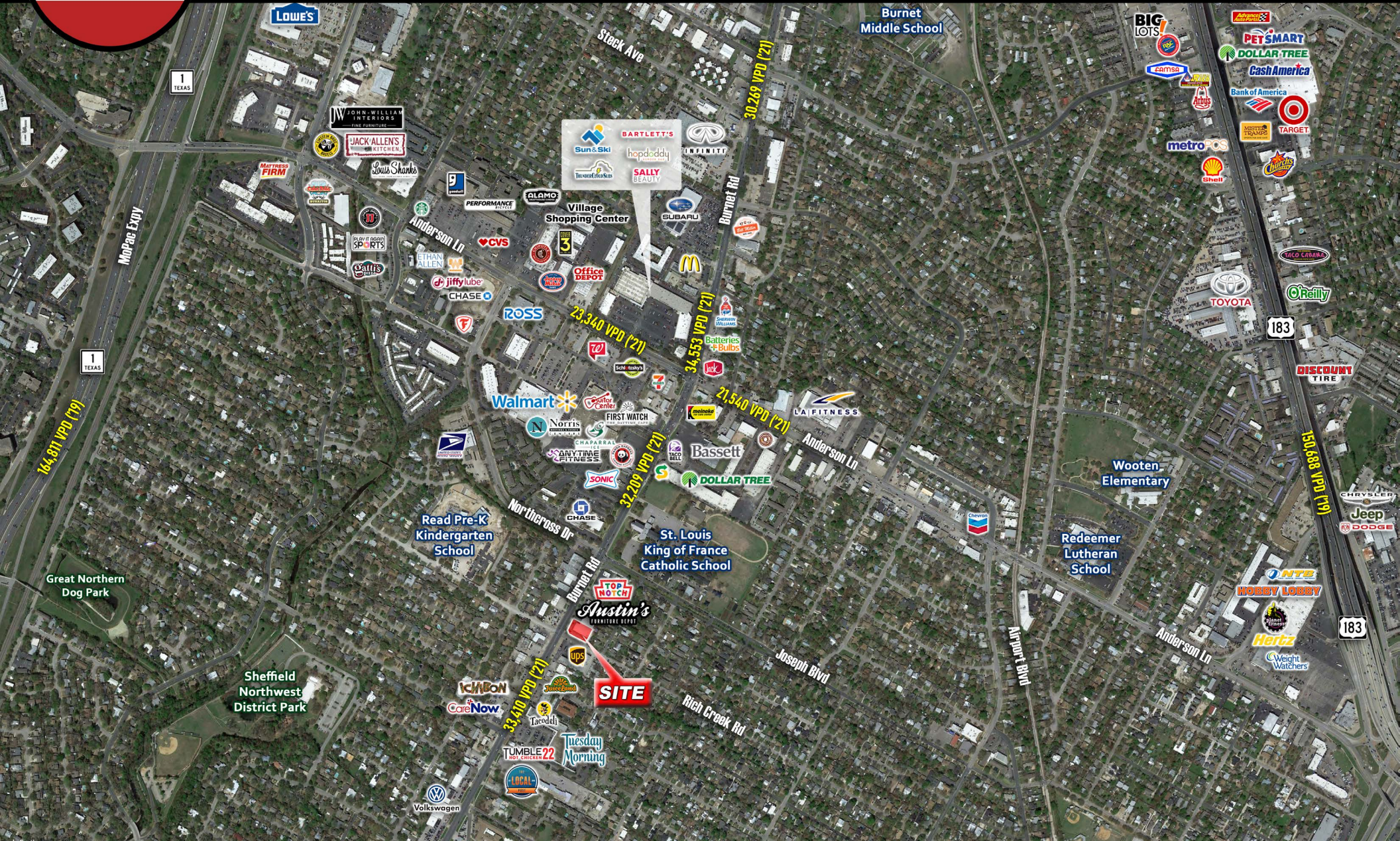
Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



9,347 SF AVAILABLE FOR LEASE
7501 BURNET ROAD, AUSTIN, TX 78757



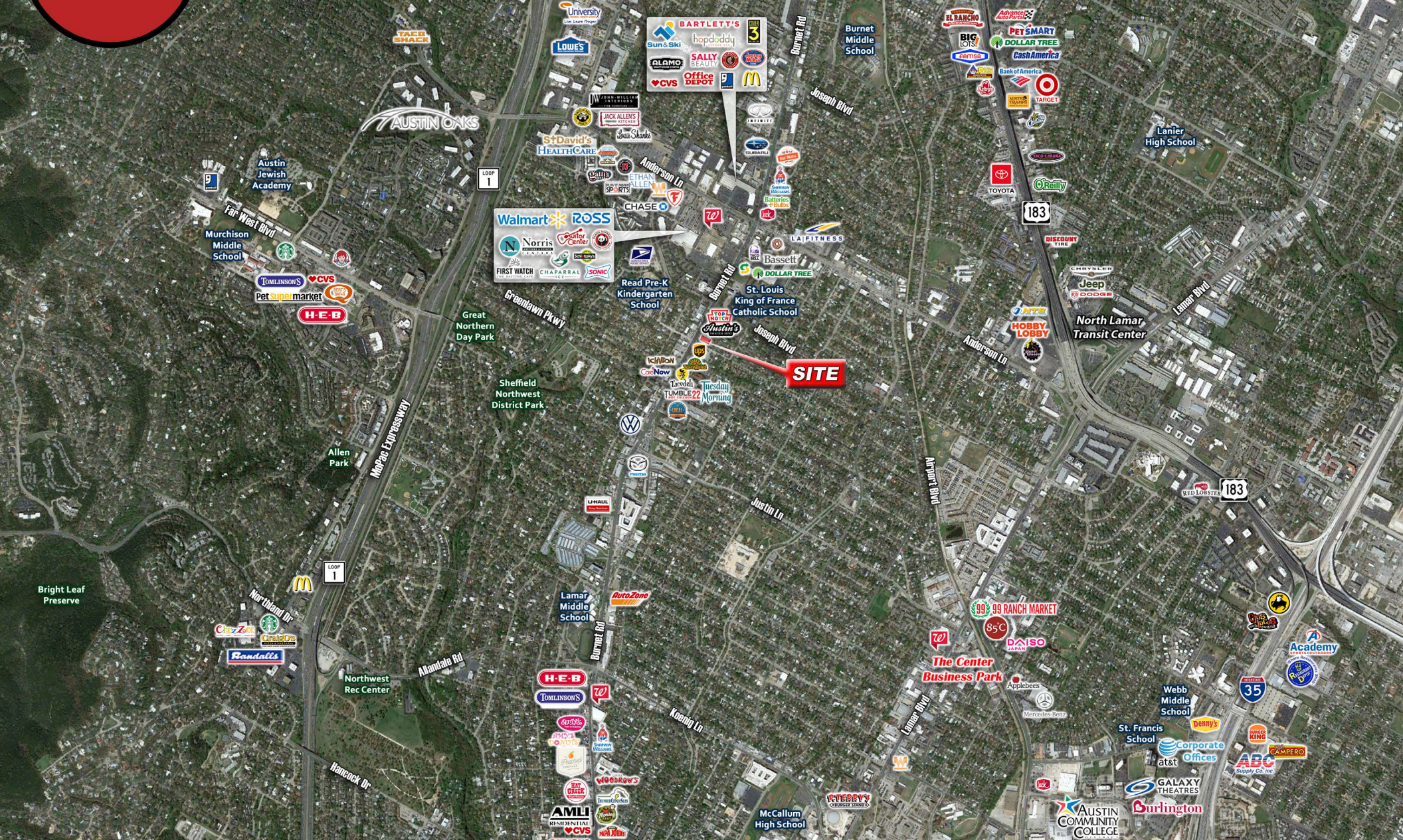
Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



9,347 SF AVAILABLE FOR LEASE
7501 BURNET ROAD, AUSTIN, TX 78757



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

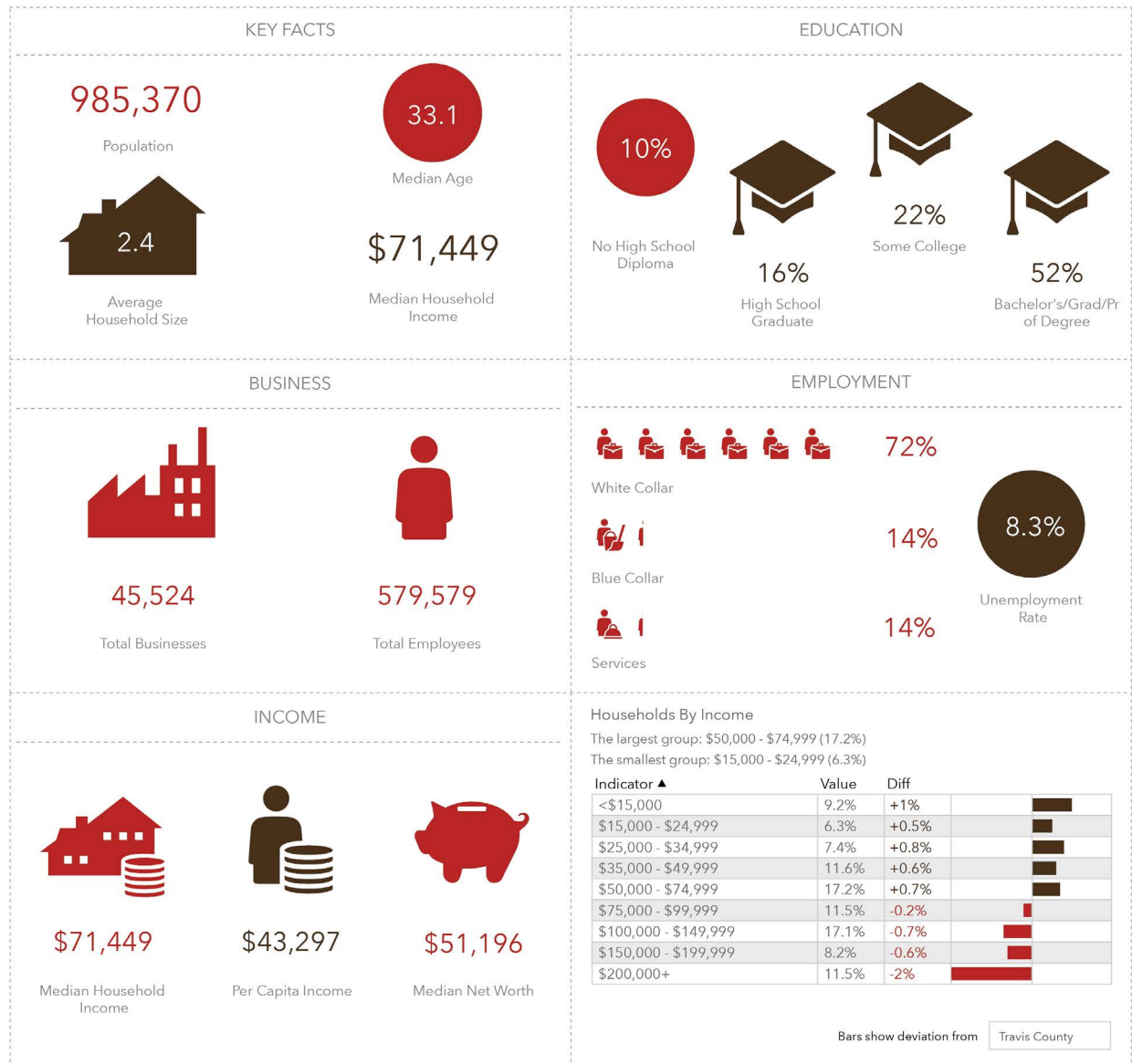
Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



9,347 SF AVAILABLE FOR LEASE
7501 BURNET ROAD, AUSTIN, TX 78757

CITY OF AUSTIN DEMOGRAPHICS



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

© 2021 Esri

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

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.