



INTRODUCTION

Premier retail opportunity on Burnet Road — one of Austin's most active commercial corridors. This 4,025 SF standalone building offers high visibility, excellent frontage, and proximity to major neighborhoods and retailers. Ideal for showroom, retail, or service users seeking strong traffic and exposure.

SPACE DETAILS

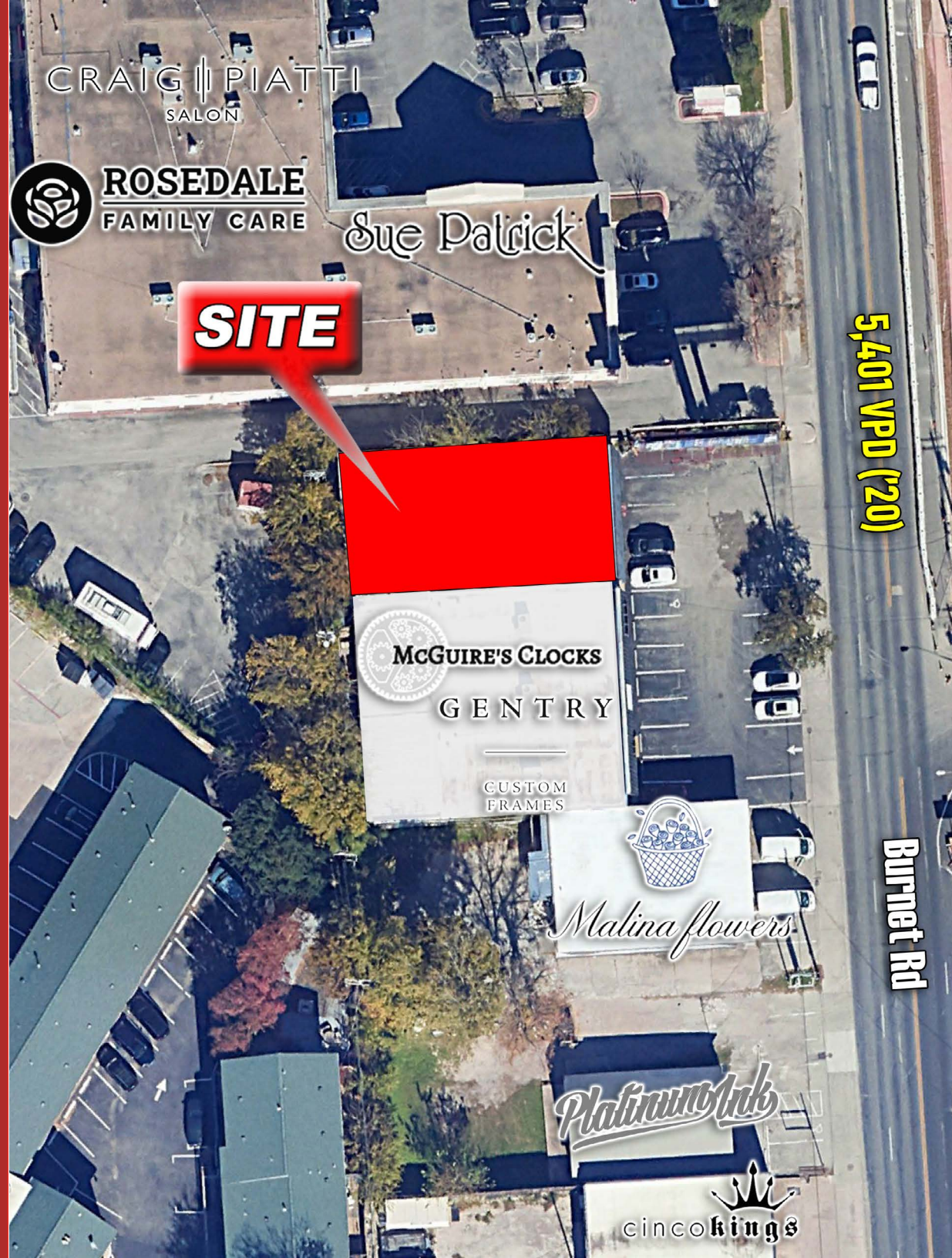
- Building Size: 4,025 SF
- Type: Retail Building
- Availability: January 1, 2026
- Prominent signage on Burnet Road
- Dedicated parking area
- Easy access to MoPac and central Austin neighborhoods
- Surrounded by thriving retail, dining, and entertainment destinations

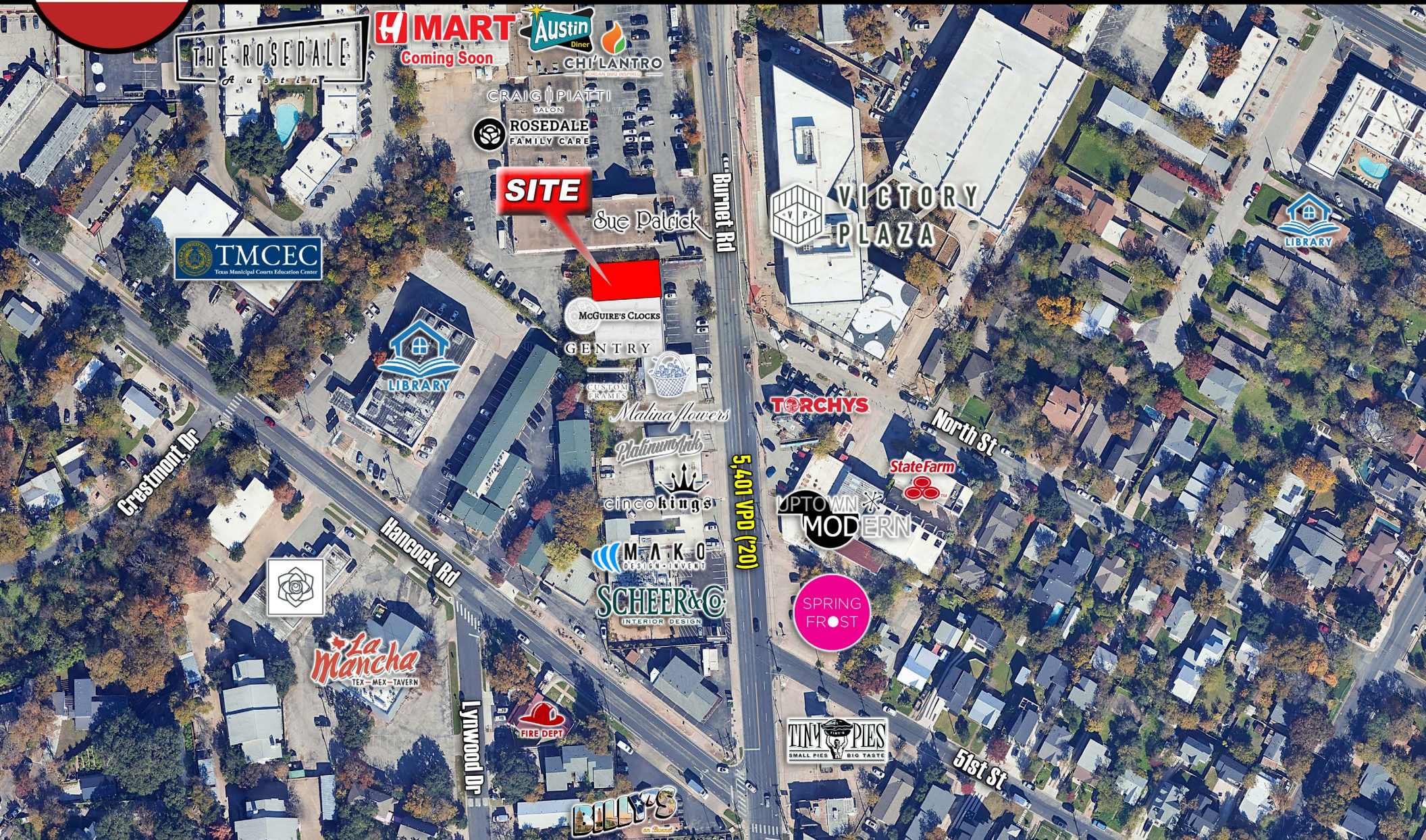
IDEAL USES

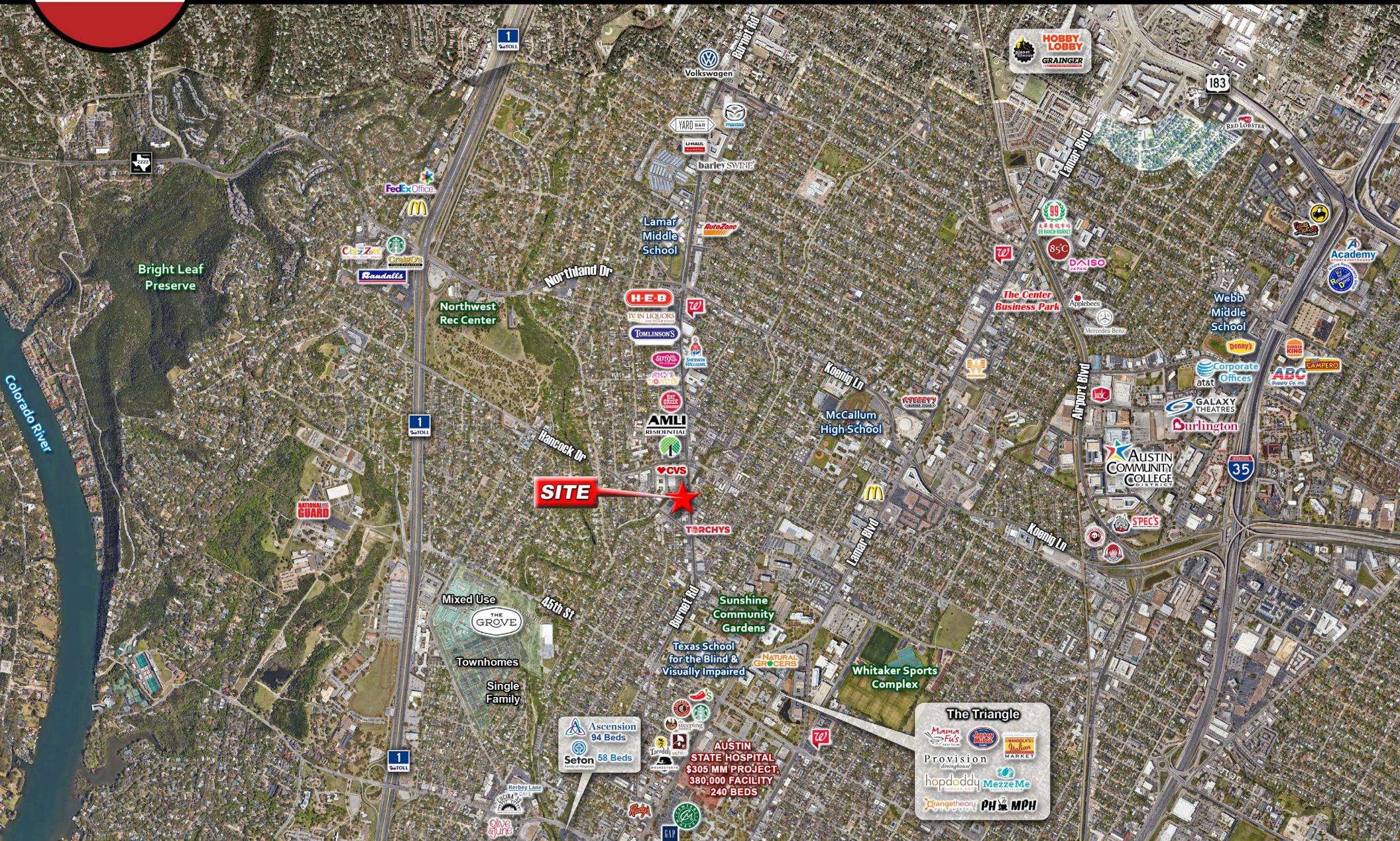
- Boutique retail
- Showroom
- Specialty food or beverage
- Studio or creative office

LEASE DETAILS

- Availability Date: January 1, 2026
- Lease Type: Contact broker for details
- Zoning: CS – V







CITY OF AUSTIN DEMOGRAPHICS



KEY FACTS

1,027,937

Population



2.2
Average Household Size

34.3

Median Age

\$97,270

Median Household Income

EDUCATION

6.9%

No High School Diploma



13.4%
High School Graduate



18.7%
Some College/
Associate's Degree



61.0%
Bachelor's/Grad/
Prof Degree

BUSINESS



51,683

Total Businesses



614,537

Total Employees

EMPLOYMENT



White Collar

74.2%



Blue Collar

12.7%



Services

13.1%

3.4%

Unemployment Rate

INCOME



\$97,270

Median Household Income



\$62,323

Per Capita Income



\$128,381

Median Net Worth

2025 Households by income (Esri)

The largest group: \$200,000+ (20.6%)

The smallest group: \$25,000 - \$34,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	6.9%	+0.7%	
\$15,000 - \$24,999	4.3%	+0.4%	
\$25,000 - \$34,999	4.1%	+0.4%	
\$35,000 - \$49,999	8.5%	+0.6%	
\$50,000 - \$74,999	15.5%	+0.7%	
\$75,000 - \$99,999	11.7%	+0.2%	
\$100,000 - \$149,999	17.7%	-0.4%	
\$150,000 - \$199,999	10.7%	-0.8%	
\$200,000+	20.6%	-1.8%	

Bars show deviation from Travis County