



INTRODUCTION

Hyde Park retail space on Duval Street near the 51st Street corridor, surrounded by one of central Austin's most established residential neighborhoods. This $\pm 4,000$ SF suite offers Duval Street frontage, storefront signage, and on-site parking including four spaces exclusive to the suite. Quick access to I-35, Hancock Center, Mueller, and the UT campus. Well suited to boutique retail, showroom, studio, or neighborhood service users seeking an in-town location with a walkable customer base and steady local traffic.

SPACE DETAILS

- Suite Size: $\pm 4,000$ SF
- Type: Retail / service
- Availability: Immediate
- Storefront signage on Duval Street
- Parking: 4 spaces in rear exclusive to this suite, plus 10 front spaces (including one accessible space) serving the building in common

LOCATION HIGHLIGHTS

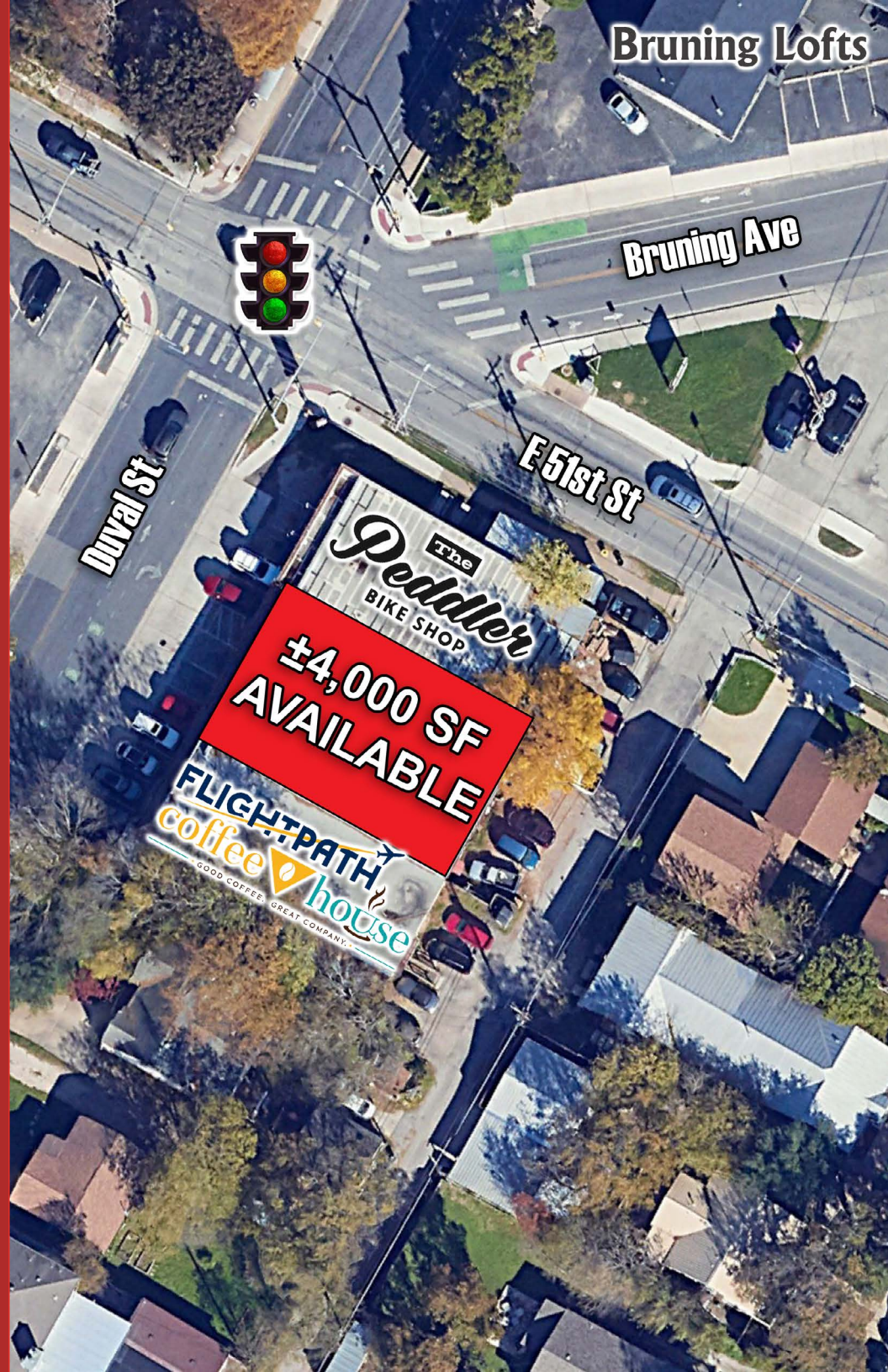
- Located in a multi-tenant building
- Minutes to I-35, Hancock Center, and central Austin neighborhoods
- Surrounded by established neighborhood retail, dining, and services

IDEAL FOR:

- Boutique retail
- Personal services
- Art gallery or studio
- Neighborhood service
- Professional or creative office

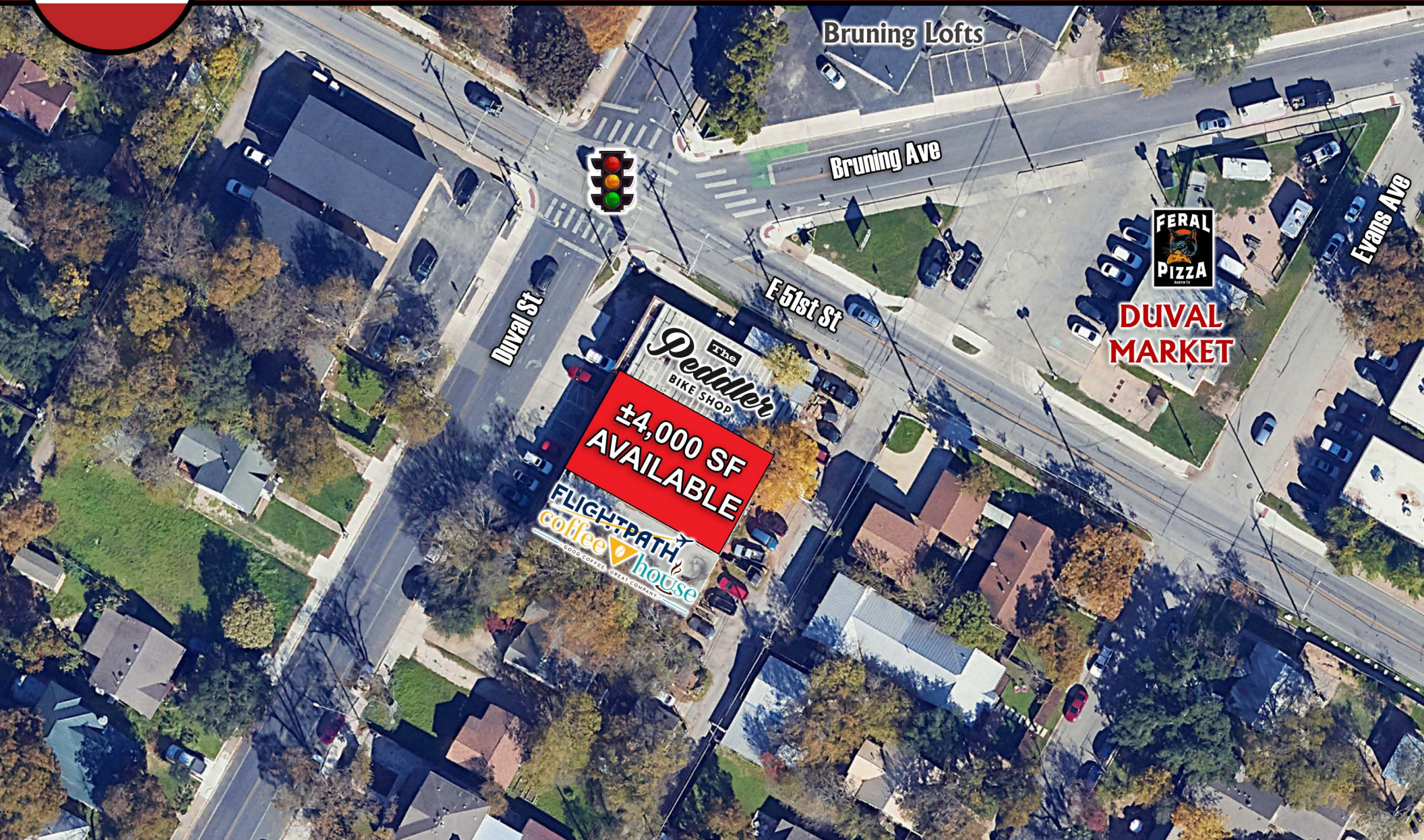
LEASE INFORMATION:

- Availability Date: Immediate
- Lease Type: NNN
- Zoning: CS-NCCD-NP
(North Hyde Park NCCD, Ord. No. 20050818-064). Permitted uses are governed by the NCCD overlay; prospective tenants should confirm their intended use





RETAIL / SERVICE SPACE FOR LEASE
5013 DUVAL ST | AUSTIN, TEXAS 78751



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RETAIL / SERVICE SPACE FOR LEASE

5013 DUVAL ST | AUSTIN, TEXAS 78751

3-MILE DEMOGRAPHICS



KEY FACTS

177,347

Population



2.0

Average Household Size

30.9

Median Age

\$84,097

Median Household Income

BUSINESS



11,275

Total Businesses



157,465

Total Employees

INCOME



\$84,097

Median Household Income



\$62,976

Per Capita Income



\$87,194

Median Net Worth

EDUCATION

4.9%

No High School Diploma



10.8%
High School Graduate



14.8%
Some College/
Associate's Degree



69.5%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT

77.3%

White Collar



Blue Collar



Services

10.3%

12.4%

4.5%

Unemployment Rate

2026 Households by income (Esri)

The largest group: \$200,000+ (19.7%)

The smallest group: \$15,000 - \$24,999 (5.4%)

Indicator	Value	Diff	
<\$15,000	12.6%	+6.8%	
\$15,000 - \$24,999	5.4%	+2.0%	
\$25,000 - \$34,999	5.6%	+1.1%	
\$35,000 - \$49,999	8.4%	+0.8%	
\$50,000 - \$74,999	13.4%	-0.6%	
\$75,000 - \$99,999	11.0%	-1.1%	
\$100,000 - \$149,999	14.3%	-2.0%	
\$150,000 - \$199,999	9.7%	-1.9%	
\$200,000+	19.7%	-4.9%	

Bars show deviation from Travis County

AUSTIN MSA DEMOGRAPHICS



KEY FACTS

2,673,714

Population



Average Household Size

36.1

Median Age

\$107,481

Median Household Income

EDUCATION

6.6%

No High School Diploma



17.1%
High School Graduate



22.4%
Some College/
Associate's Degree



53.9%
Bachelor's/Grad/
Prof Degree

BUSINESS



96,392

Total Businesses



1,000,440

Total Employees

EMPLOYMENT

72.7%

White Collar



Blue Collar



Services

14.3%

13.0%

3.6%

Unemployment Rate

INCOME



\$107,481

Median Household Income



\$61,010

Per Capita Income



\$308,979

Median Net Worth

2026 Households by income (Esri)

The largest group: \$200,000+ (23.2%)

The smallest group: \$15,000 - \$24,999 (3.1%)

Indicator	Value	Diff	
<\$15,000	5.3%	-2.8%	
\$15,000 - \$24,999	3.1%	-2.4%	
\$25,000 - \$34,999	4.3%	-1.8%	
\$35,000 - \$49,999	7.3%	-2.1%	
\$50,000 - \$74,999	14.1%	-1.4%	
\$75,000 - \$99,999	12.6%	+0.1%	
\$100,000 - \$149,999	17.7%	+0.1%	
\$150,000 - \$199,999	12.4%	+2.2%	
\$200,000+	23.2%	+8.1%	

Bars show deviation from Texas