

FULLY LEASED



2310 SOUTH LAMAR BOULEVARD | 2310 S LAMAR BLVD, AUSTIN, TX 78704

Features

- Freestanding building
- Tremendous exposure to South Lamar
- Unique infill opportunity
- 33 parking spaces on-site

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

S Lamar 46,881 VPD

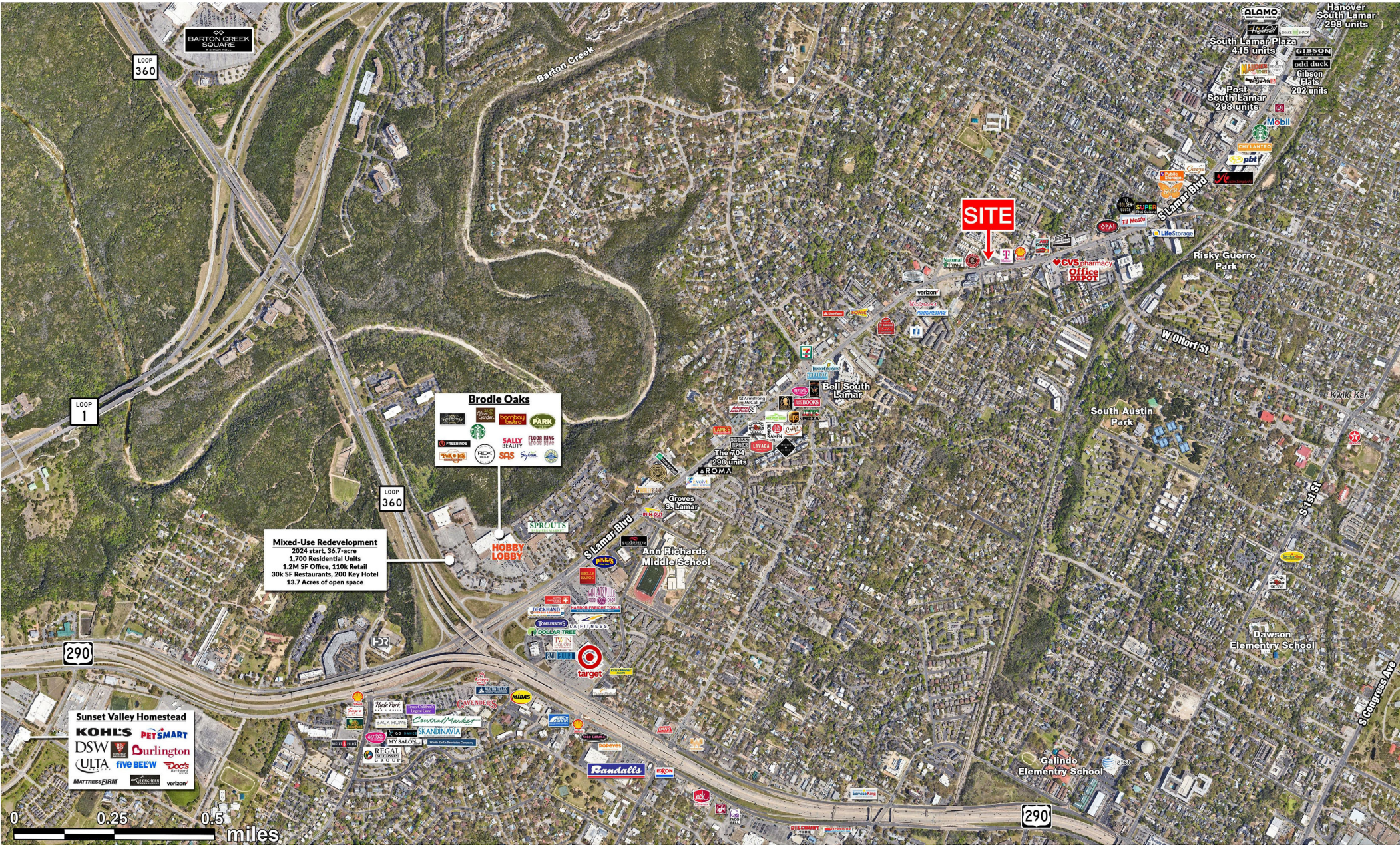
Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		20,182	129,843	349,632
Daytime Population		15,507	253,190	543,443
Average HH Income		\$140,715	\$142,686	\$123,054
Total Households		10,768	67,647	159,741

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Area Retailers & Businesses



2310 S LAMAR STREET | AUSTIN, TX 78704



Mixed-Use Redevelopment
 2024 start, 36.7-acre
 1,700 Residential Units
 1.2M SF Office, 110k Retail
 30k SF Restaurants, 200 Key Hotel
 13.7 Acres of open space

Brodie Oaks
 Target
 Sprouts
 Sally Beauty
 SPS
 Floor King
 The 704
 Sprouts
 Sprouts

Sunset Valley Homestead
 Kohl's
 DSW
 PetSmart
 Burlington
 Ulta
 Five Below
 Doc's
 Mattress Firm
 Verizon

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