



3125 N LAMAR BLVD | 3125 N LAMAR BLVD., AUSTIN, TX 78705

Features

- Irreplaceable real estate along one of the most prominent thoroughfares in Austin, TX.
 - 10,805 SF bldg. on 1.29 acre lot.
 - Excellent visibility, access and signage opportunities.
- Substantial surface parking.
 - Rare opportunity to lease an entire block in Central Austin.

FOR LEASE
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2021	1 MILE	3 MILE	5 MILE
N Lamar Blvd.	32,734 VPD	Total Population		32,075	152,623	373,722
34th St	8,034 VPD	Daytime Population		41,727	254,513	492,217
		Avg HH Income		\$81,719	\$121,921	\$113,517
		Total Households		13,005	69,337	164,032

Area Retailers & Businesses





