

## 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.

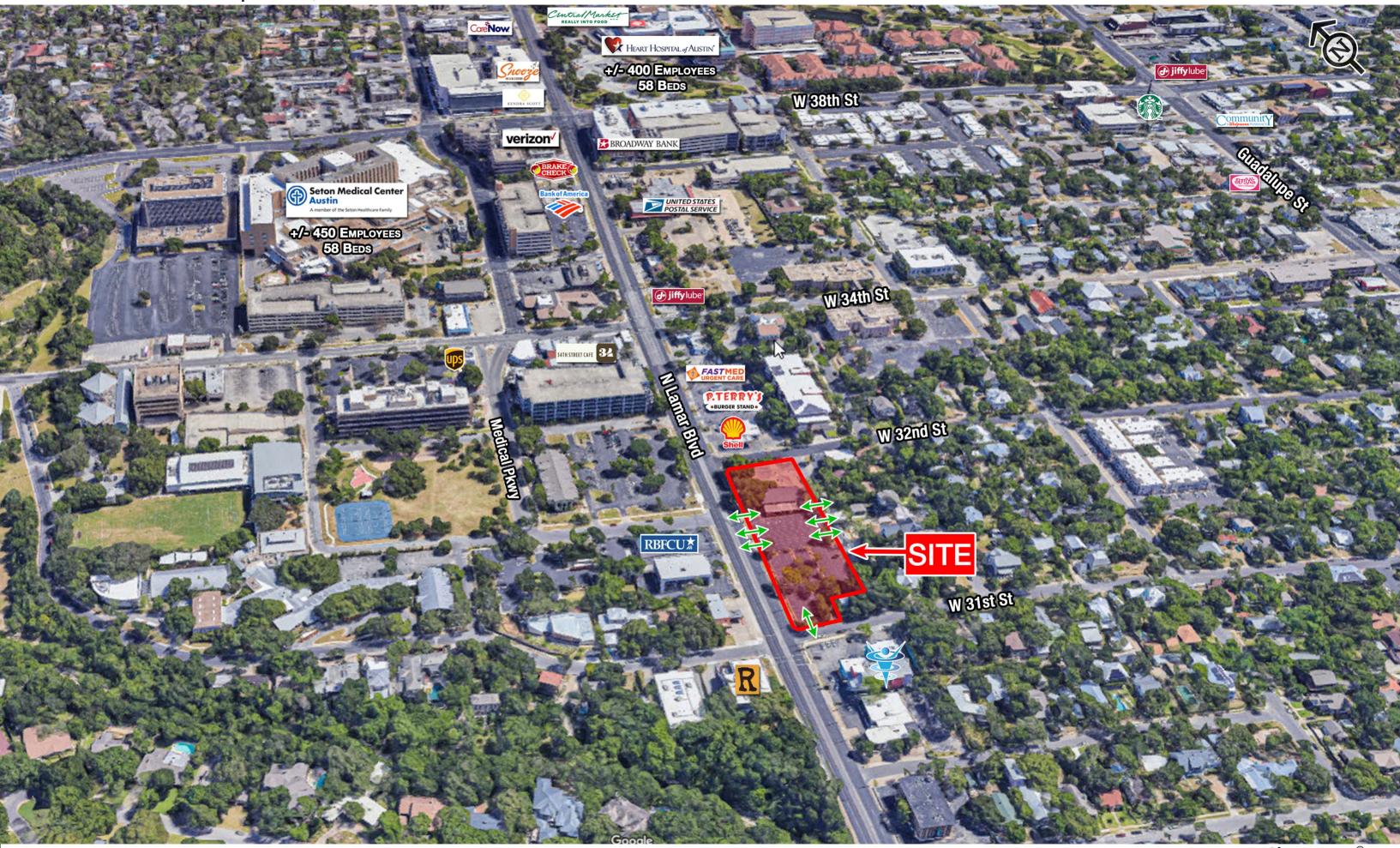
# FOR LEASE

**CONTACT FOR MORE INFORMATION** 

Traffic Counts		Demographics YEAR: 2021	1 MILE	3 MILE	5 MILE
N Lamar Blvd.	32,734 VPD 8,034 VPD	Total Population	32,075	152,623	373,722
34th St		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 & I	Businesses	Bankof America	verizon		

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

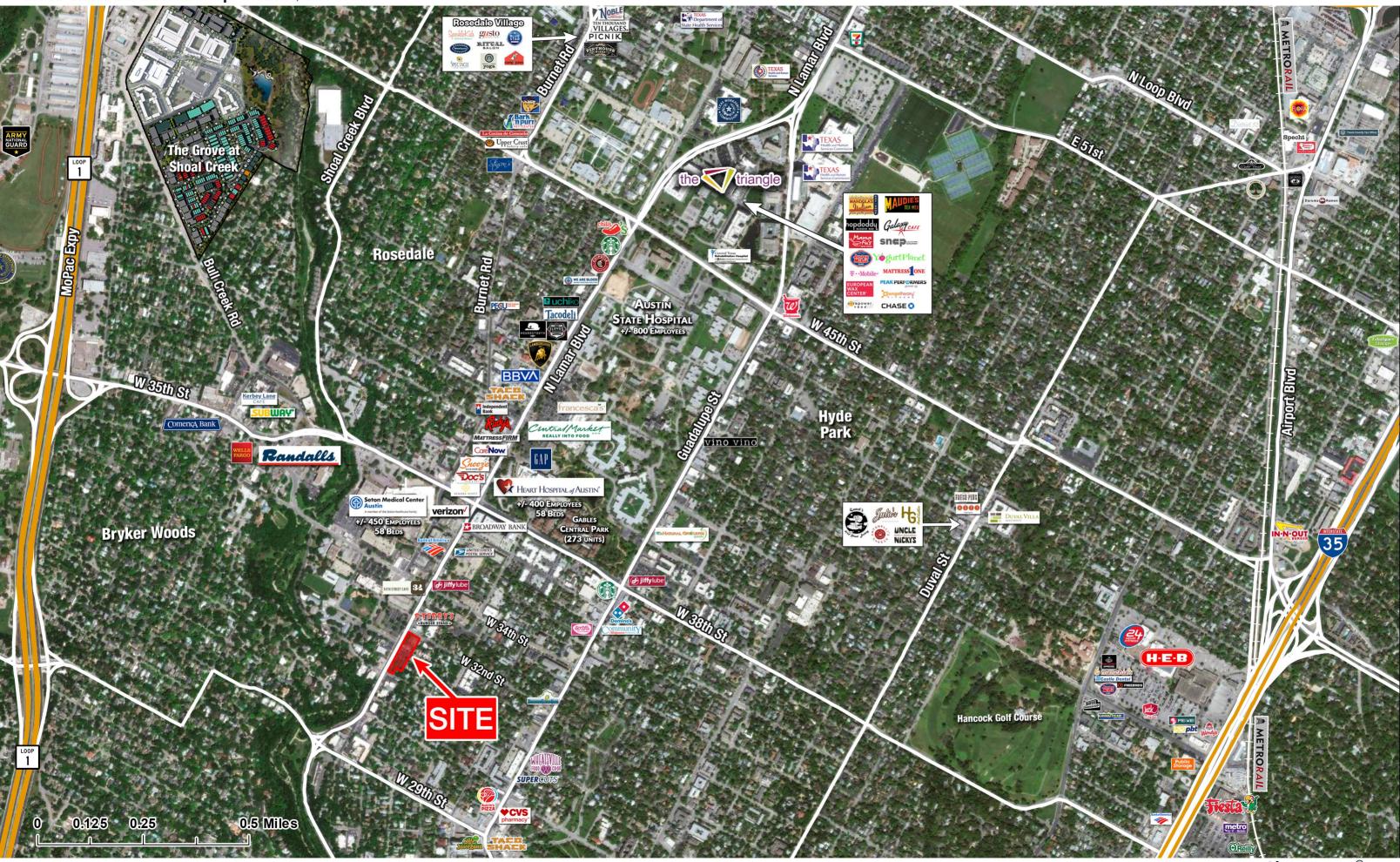




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