

# 3400 S LAMAR

## 3400 S LAMAR, AUSTIN, TX 78704

#### Features

- Pad Opportunity on South Lamar
- Hard corner with stop light
- Ground lease or build to suit

### FOR LEASE

**TOTAL SF:** 16,000 **CONTACT FOR MORE INFORMATION** 

Traffic Counts		Demographics YEAR: 2021	1 MILE	3 MILE	5 MILE
S Lamar Blvd	38,902 VPD	Total Population	16,326	123,914	354,226
		Daytime Population	16,749	150,228	437,504
		Average HH Income	\$110,287	\$117,801	\$107,249
		Total Households	8,694	62,133	152,596

Area Retailers & Businesses







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.



# 3400 S LAMAR BOULEVARD 3400 S LAMAR BLVD, AUSTIN, TX 78704



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