

BOX SPACE COMING SOON



GRAND CENTRAL STATION

8728-8776 RESEARCH BLVD, AUSTIN, TX 78758

Features

- Located on Southwest corner of US 183 Research Blvd & Ohlen Road
- Located in a densely Hispanic submarket
- Grocery Anchored by El Rancho Supermercado

FOR LEASE

CONTACT FOR MORE INFORMATION
 NNN: \$7.15 PER SF/YR EST.

Traffic Counts

Ohlen West of Research Blvd	13,753 VPD
Ohlen East of Research Blvd	17,035 VPD
Research Blvd North of Ohlen	222,634 VPD
Research Blvd South of Ohlen	223,706 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	23,979	152,811	324,851
Daytime Population	22,584	177,438	385,387
Avg HH Income	\$68,031	\$91,221	\$104,448
Total Households	8,560	65,055	143,242

Britt Morrison

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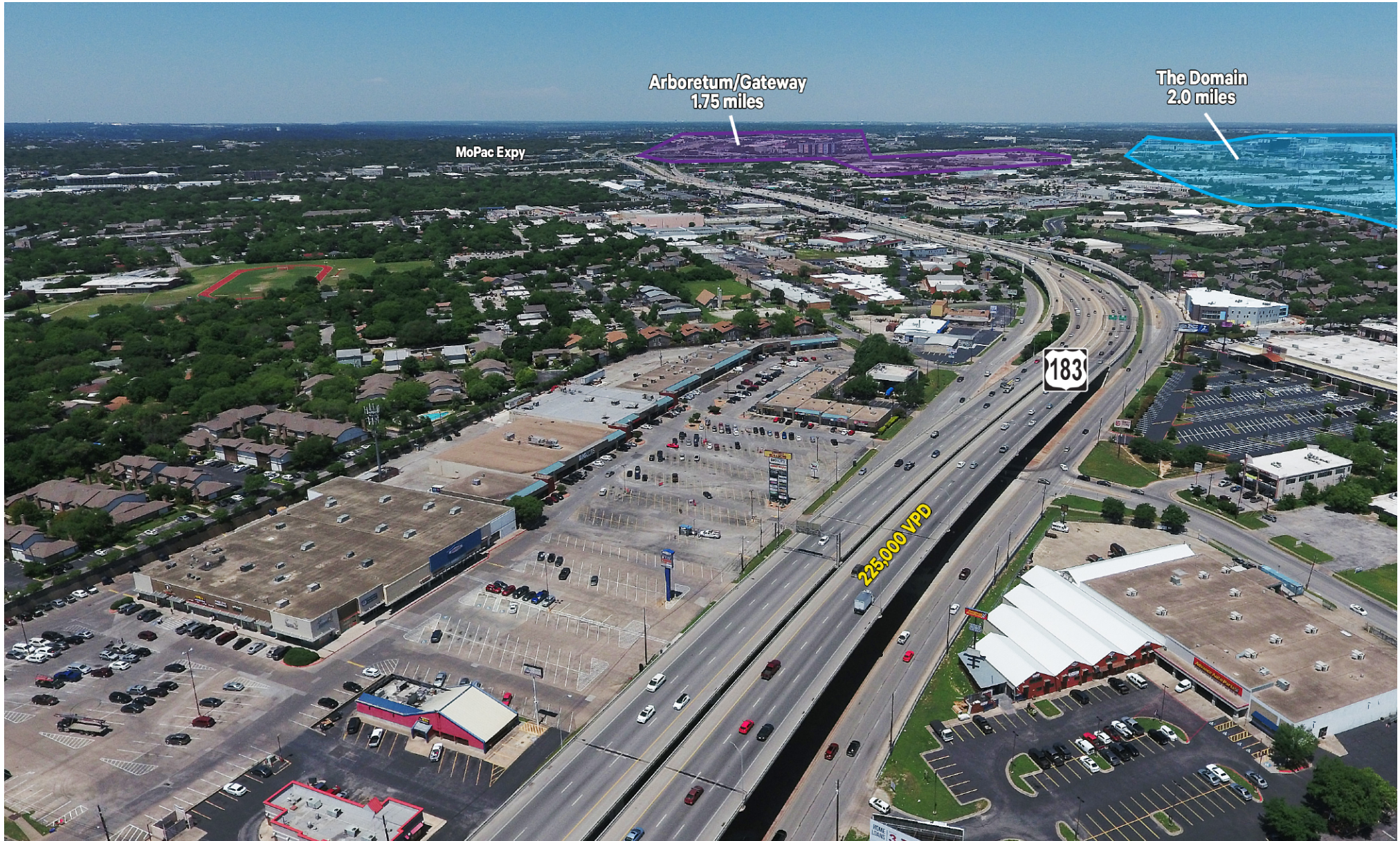
Area Retailers & Businesses



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.

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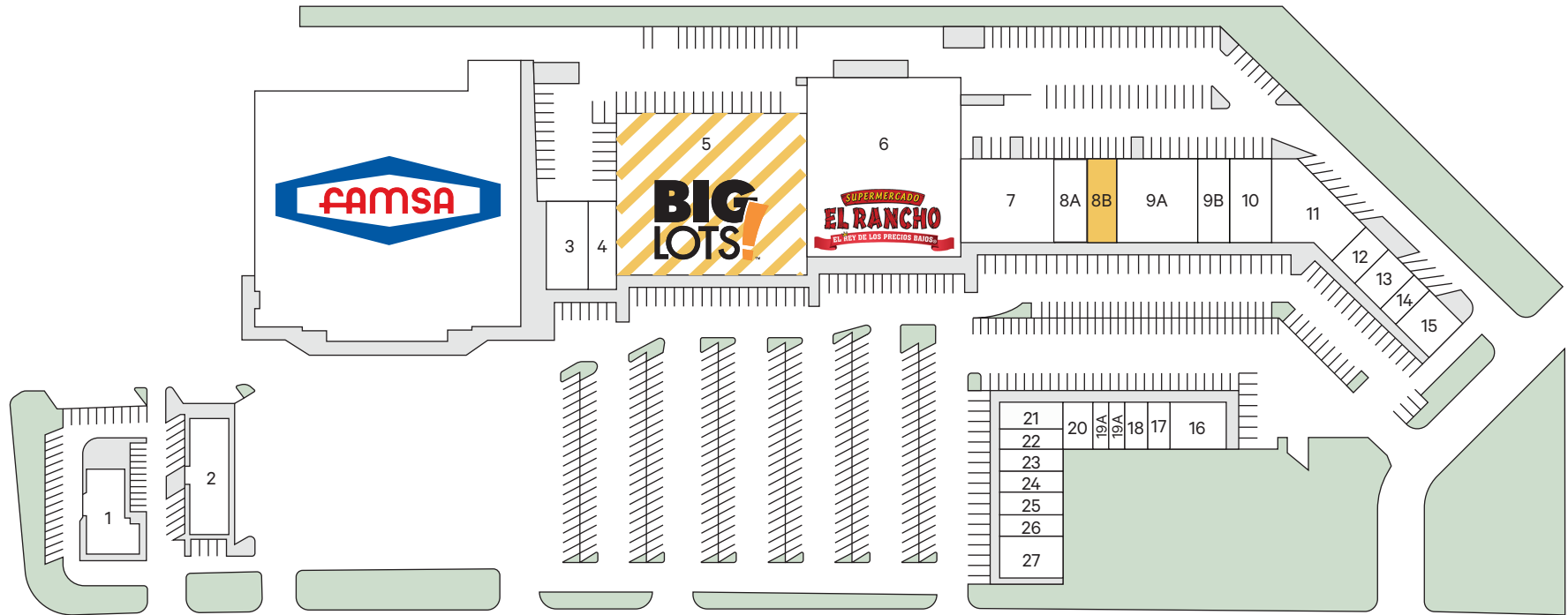
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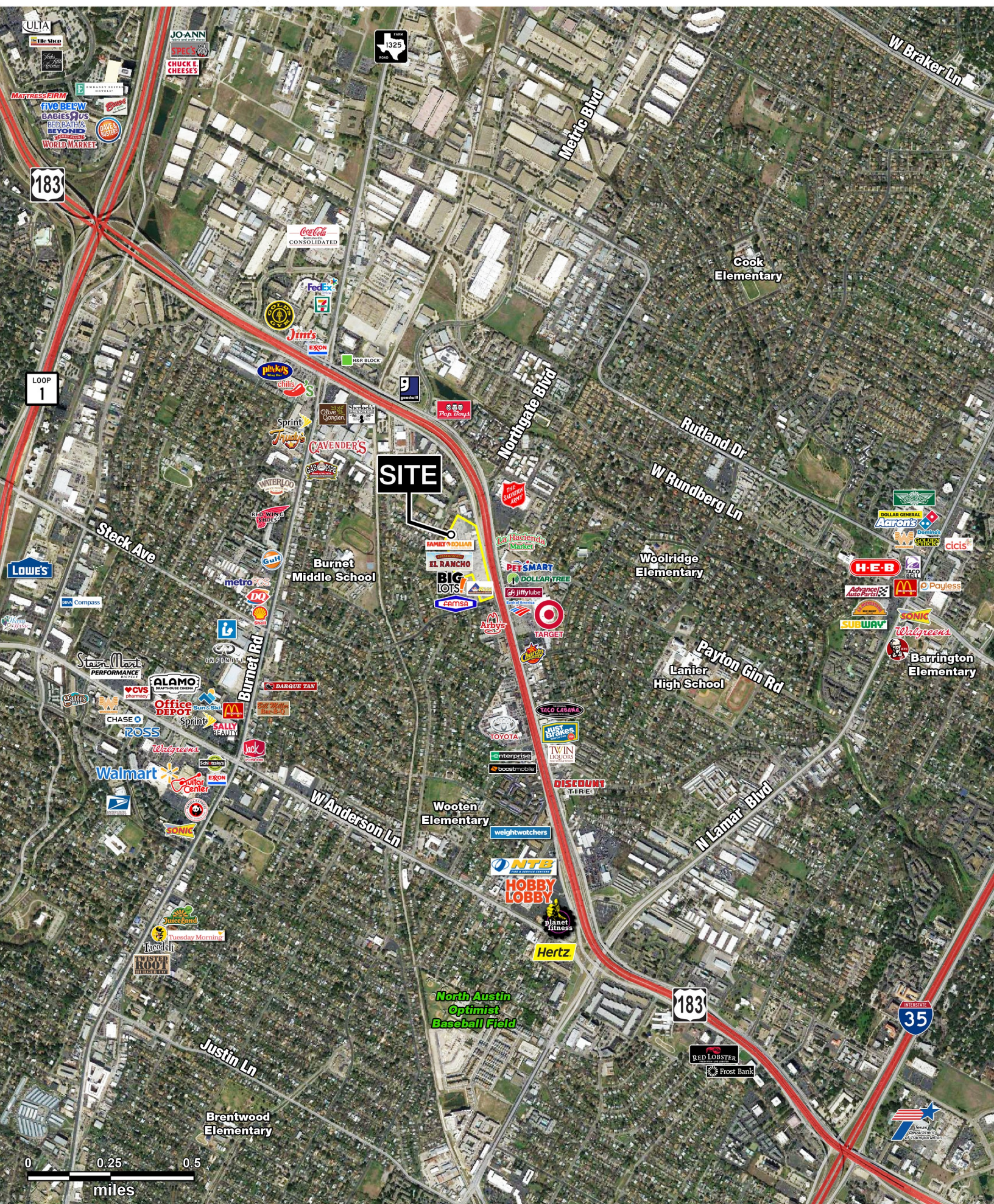
Current Tenants

1	Arby's	8648	2,700 sf	15	Austin Chiropractic Concepts	929E	3,216 sf
2	El Pollo Rico	8702	3,752 sf	16	Mi Casa Restaurant	87668B	2,688 sf
3	Rent-A-Center	8728C	3,400 sf	17	VN Salon	8766A	864 sf
4	El Reyes Gaming	8728B	2,125 sf	18	Covington Credit of Texas	8762D	960 sf
5	Big Lots Stores	8740	27,000 sf	19A	Pekitas	8762B	750 sf
6	SuperMercado El Rancho	8752	23,925 sf	19B	HerbaLife	8762C	792 sf
7	Family Dollar	8764C	7,030 sf	20	5 Star Eyebrow Threading	8762A	1,478 sf
8A	ATX Kids Dental	8764E	2,800 sf	21	Austin Detail Garage	8760B	1,540 sf
9A	La Macarena Restaurant + Bar	8776B	6,450 sf	22	World Finance	8760A	1,250 sf
9B	Soluciones Y Tramites Para El Inmigrante	8776B	1,742 sf	23	Pronto Wireless	8758B	1,220 sf
10	Las Mangonadas Ice Cream Parlor	8776C	2,702 sf	24	Clinics Hispana Austin	8758A	1,220 sf
11	Wash and Dry	8776D	5,862 sf	25	Lone Star Family Market	8756A	1,730 sf
12	Raquel Salon Hair Design	1925E	1,200 sf	26	Remco Insurance	8756B	900 sf
13	Paco Super Sports	1929A	1,168 sf	27	Smileworks Orthodontics	8754	2,440 sf
14	Alterations	1929D	672 sf				

Available Space

5	27,000 sf *
8B	2,000 sf

* Available Spring 2024



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date