

FULLY LEASED



3318 S. LAMAR BLVD | 3318 S. LAMAR BLVD, AUSTIN, TX 78704

## Features

- Rare pad opportunity on S Lamar
- Former automotive garage with 4 bays
- High traffic counts along one of Austin's main corridors
- The building size is 4,800sf and it sits on .35 acres.

## GROUND LEASE OPPORTUNITY

AVAILABLE SF: 15,066

CONTACT FOR MORE INFORMATION

## Traffic Counts

S Lamar Blvd 37,976 VPD

Demographics	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		17,484	125,280	356,508
Daytime Population		17,897	154,179	438,227
Average HH Income		\$119,427	\$129,832	\$117,393
Total Households		9,316	62,223	153,555

## Area Retailers & Businesses



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