

3,600 SF Available

 **JLL** SEE A BRIGHTER WAY

For Lease

8871 Tallwood Dr.
Austin, TX 78759

Property Overview & Demographics

- 2nd Generation Office Space
- Visible along highly trafficked Mopac Expy (136,598 CPD)
- Ideal for small business wanting exposure on Mopac Expy
- Easy access to Mopac, Hwy 183, Loop 360 and IH-35
- 5 minutes from the Domain and the Arboretum, two prominent retail hubs in North Austin



Location 8871 Tallwood Dr. Austin, TX
78759

Building Size 3,600 SF

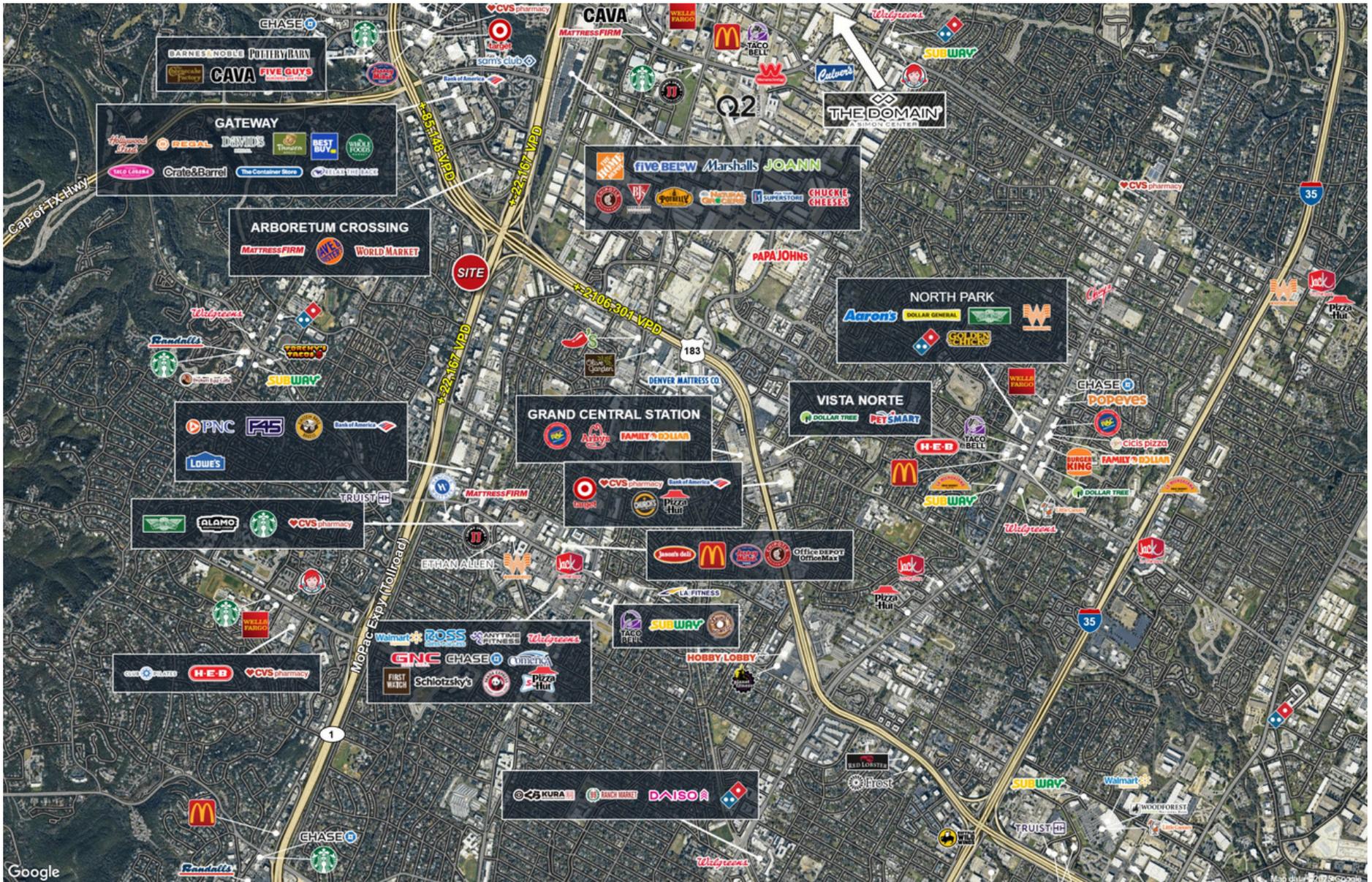
Lot Size 0.79 AC

Traffic Counts Mopac Expy: 161,766 CPD
Mopac Service Rd: 17,423 CPD
Tallwood Dr: 981 CPD

NNN \$20.00/SF

| 2025 Demographics | 1 mile | 3 miles | 5 miles |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 9,487 | 122,350 | 296,140 |
| Estimated Households | 4,915 | 60,197 | 139,122 |
| Average HH Income | \$157,596 | \$131,646 | \$133,224 |
| Daytime Population | 26,589 | 179,933 | 405,038 |

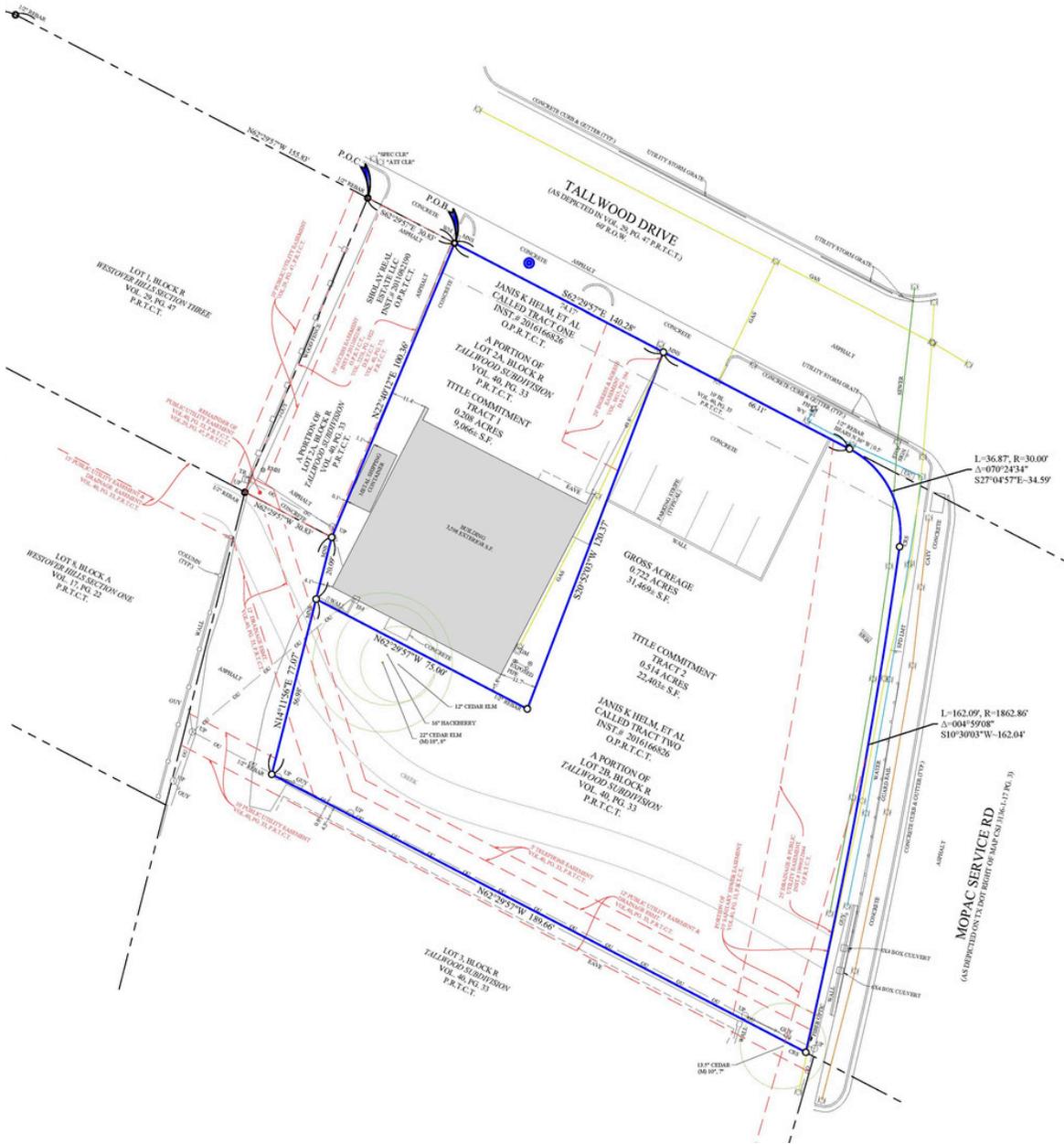
Trade Area



Photos



Survey



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