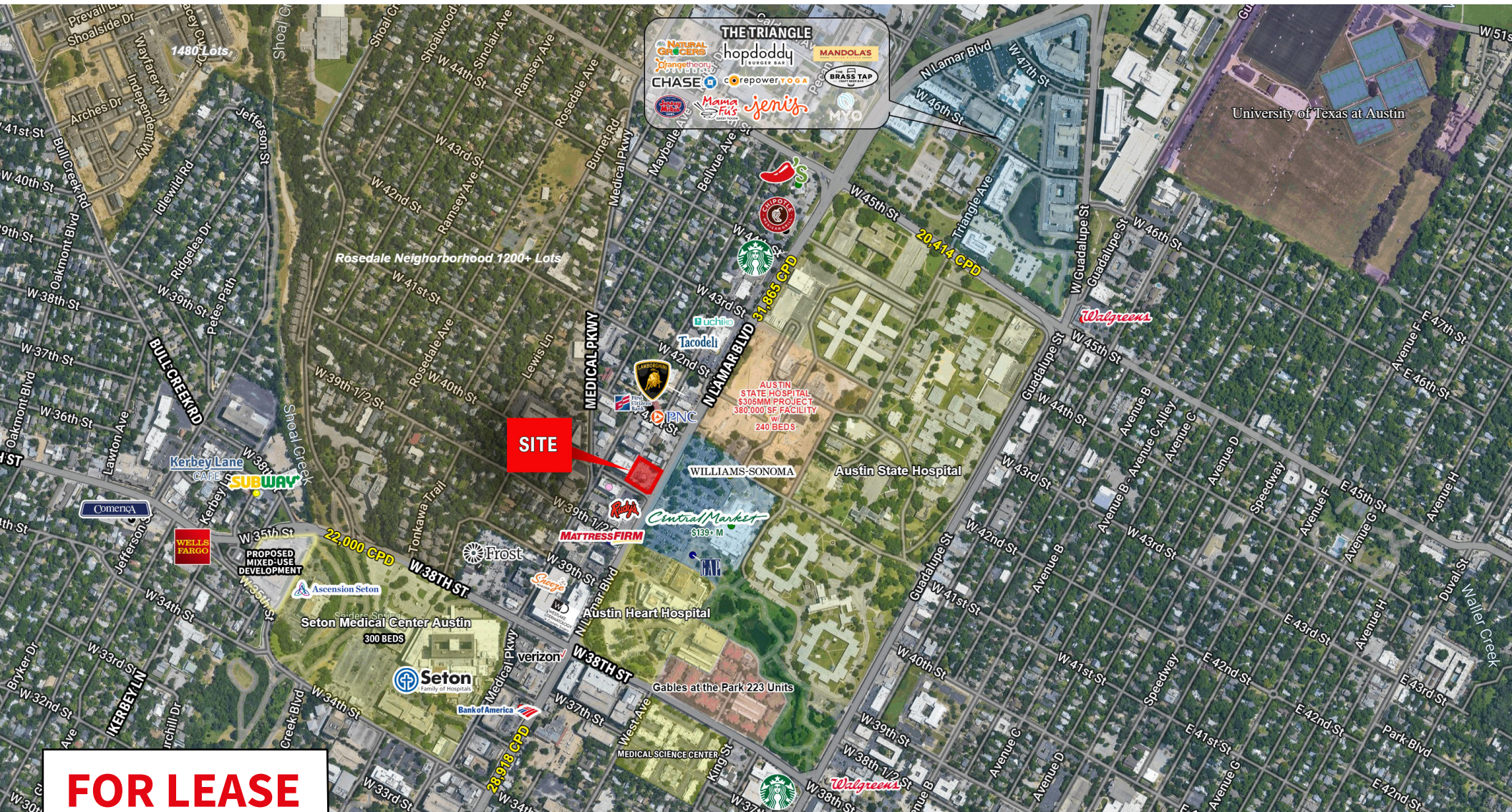


ICONIC HARD CORNER LOCATED AT

40th & Lamar

AUSTIN, TX



FOR LEASE

2,318 SF AVAILABLE ON 0.49 AC LOT



4000 NORTH LAMAR BLVD

[View Property Video](#)

SPACE AVAILABLE

- » 2,318 SF Building on 0.49 AC Lot

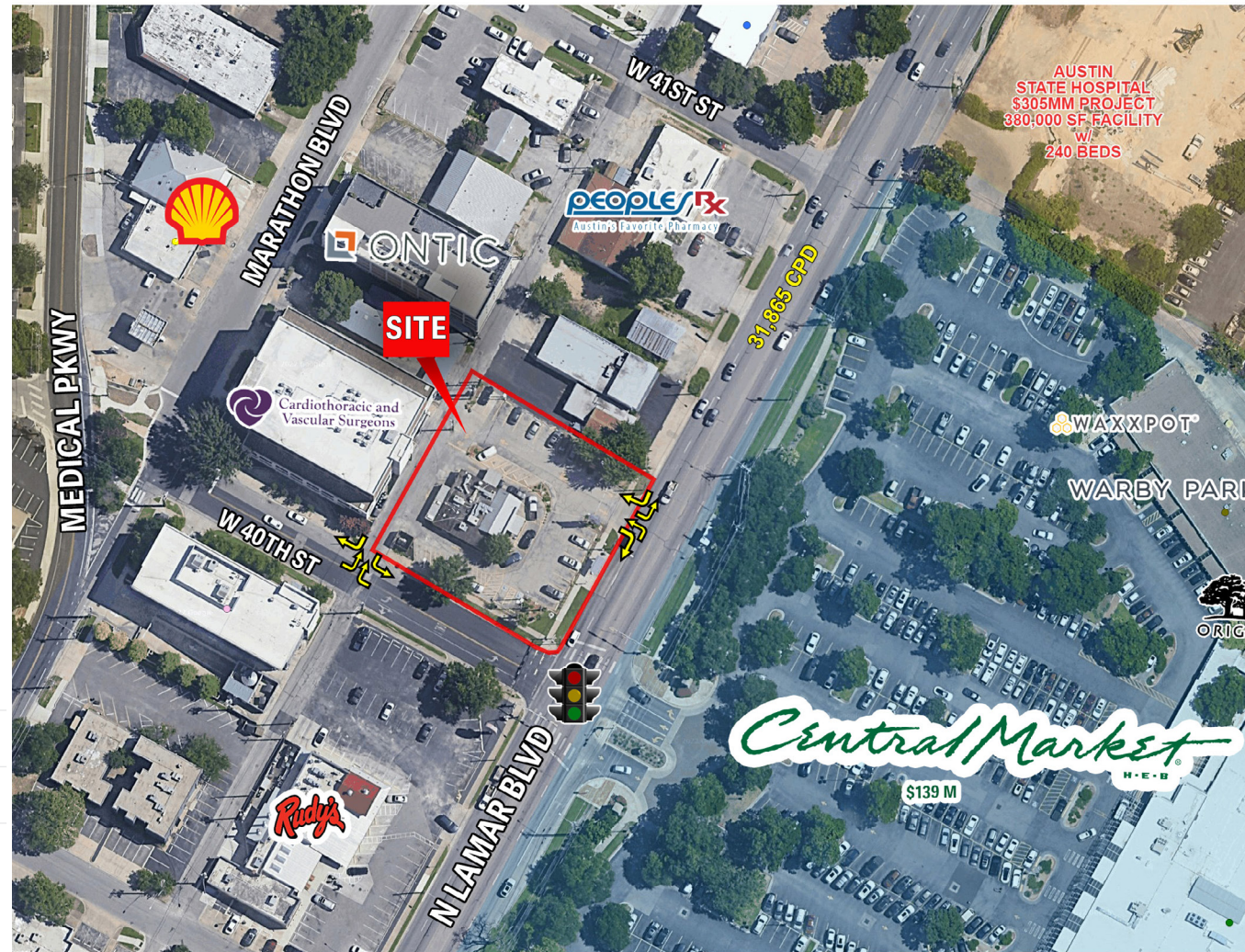
PROPERTY HIGHLIGHTS

- » Located at the signalized intersection of N. Lamar Blvd. & W. 40th St.
- » Directly across from the original Central Market (\$139M Annual Sales)
- » Easy access to Interstate 35 and MoPac Blvd / SH-1
- » Strong bank deposits in immediate trade area including Bank of America (\$297MM), Wells Fargo (230MM) and Front Bank (\$198MM).
- » Located in the heart of the Medical District and across from Austin State Hospital's new \$305 MM project, which includes a 380,000 SF facility with 240 beds

PROPERTY SUMMARY

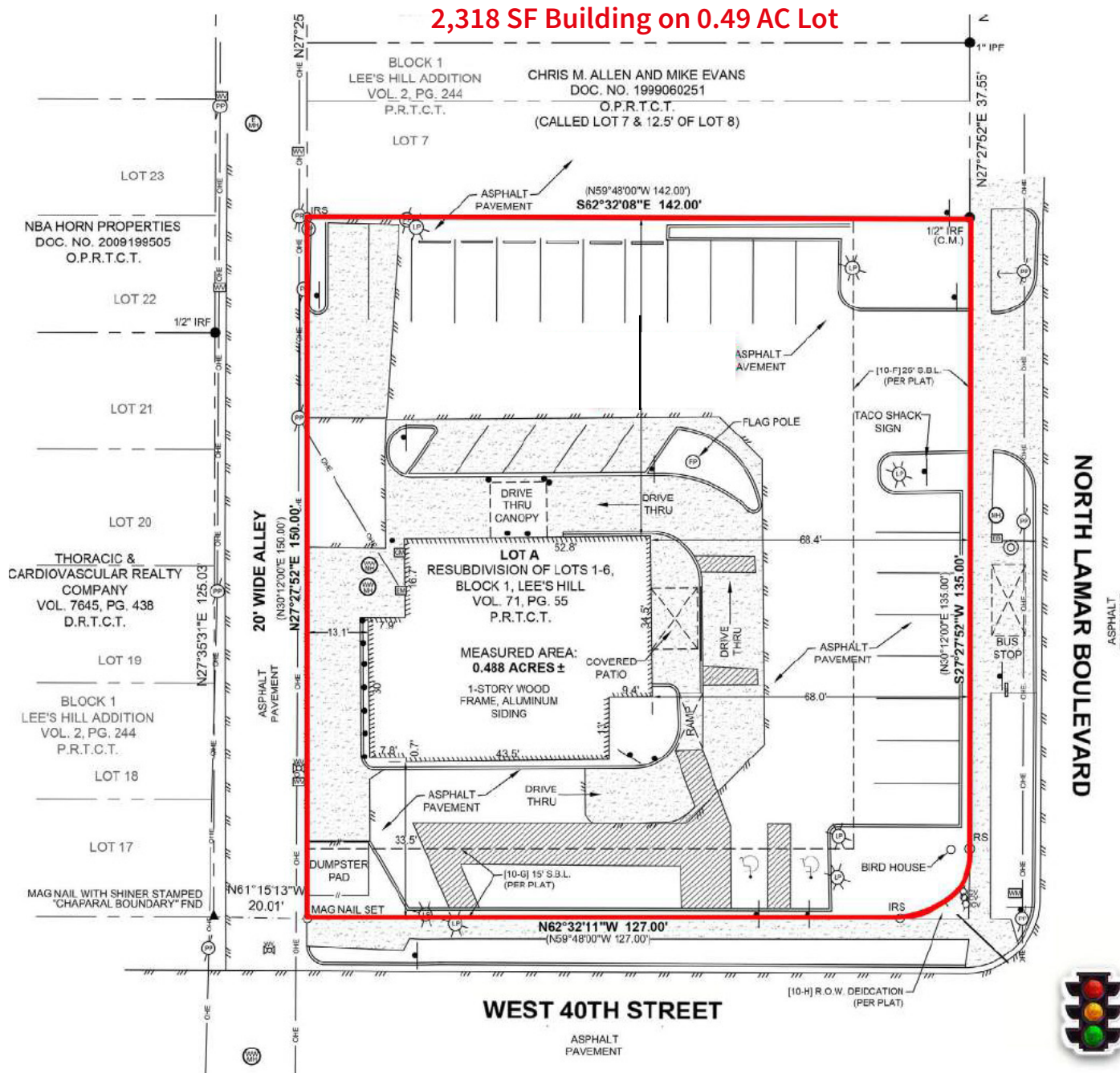
| | |
|-----------------------|---|
| ADDRESS : | 4000 N Lamar Blvd. Austin, TX 78756 |
| SPACE AVAILABLE: | 0.49 AC |
| PRICE: | CALL BROKER FOR PRICING |
| TRAFFIC COUNTS (CPD): | N Lamar: 31,865 CPD 38th St: 22,471 CPD 45th St: 20,414 CPD |

| AREA DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|--------------------------|-----------|-----------|-----------|
| Total Population | 20,583 | 161,477 | 362,272 |
| Total Households | 10,783 | 75,259 | 165,875 |
| Average Household Income | \$120,032 | \$133,683 | \$131,600 |
| Daytime Population | 40,543 | 328,182 | 596,879 |



Area Retailers:





CONTACT INFORMATION

Travis Robertson

Executive Vice President

+1 512 861 3415

Travis.Robertson@jll.com

Josh Green

Vice President

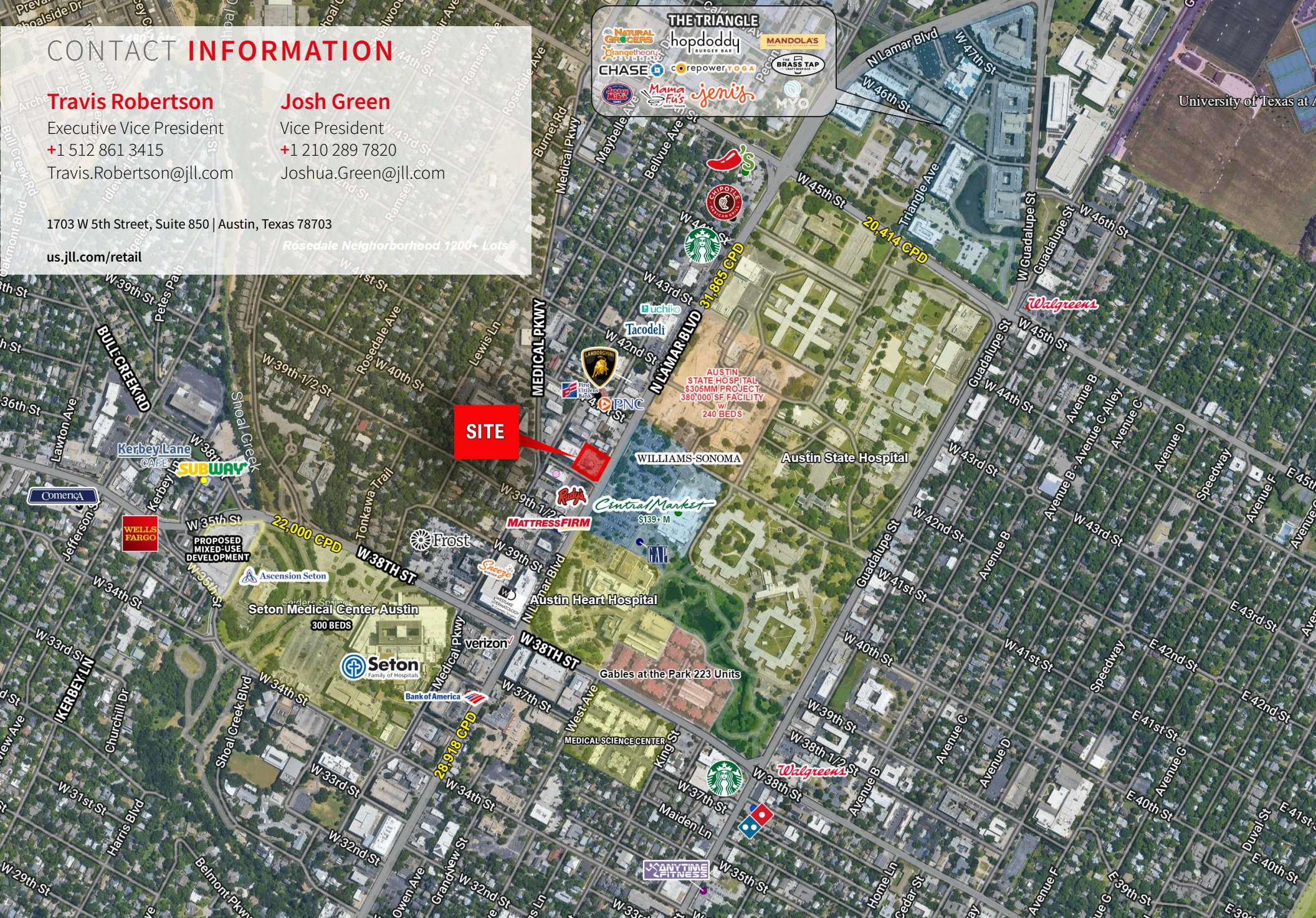
+1 210 289 7820

Joshua.Green@jll.com

1703 W 5th Street, Suite 850 | Austin, Texas 78703

us.jll.com/retail

Rosedale Neighborhood 1200+ Lots



Copyright © Jones Lang LaSalle Americas, Inc. 2024

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262.

Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

