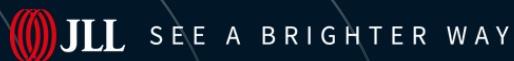


**6,759 SF Available**



# For Lease

**Former Advance Auto Parts**

501 W Stassney Ln. Austin, TX

**Matthew Underhill**

Senior Associate

Matthew.Underhill@jll.com

+1 512 368 7381

**Tim Allen**

Executive Vice President

Tim.Allen@jll.com

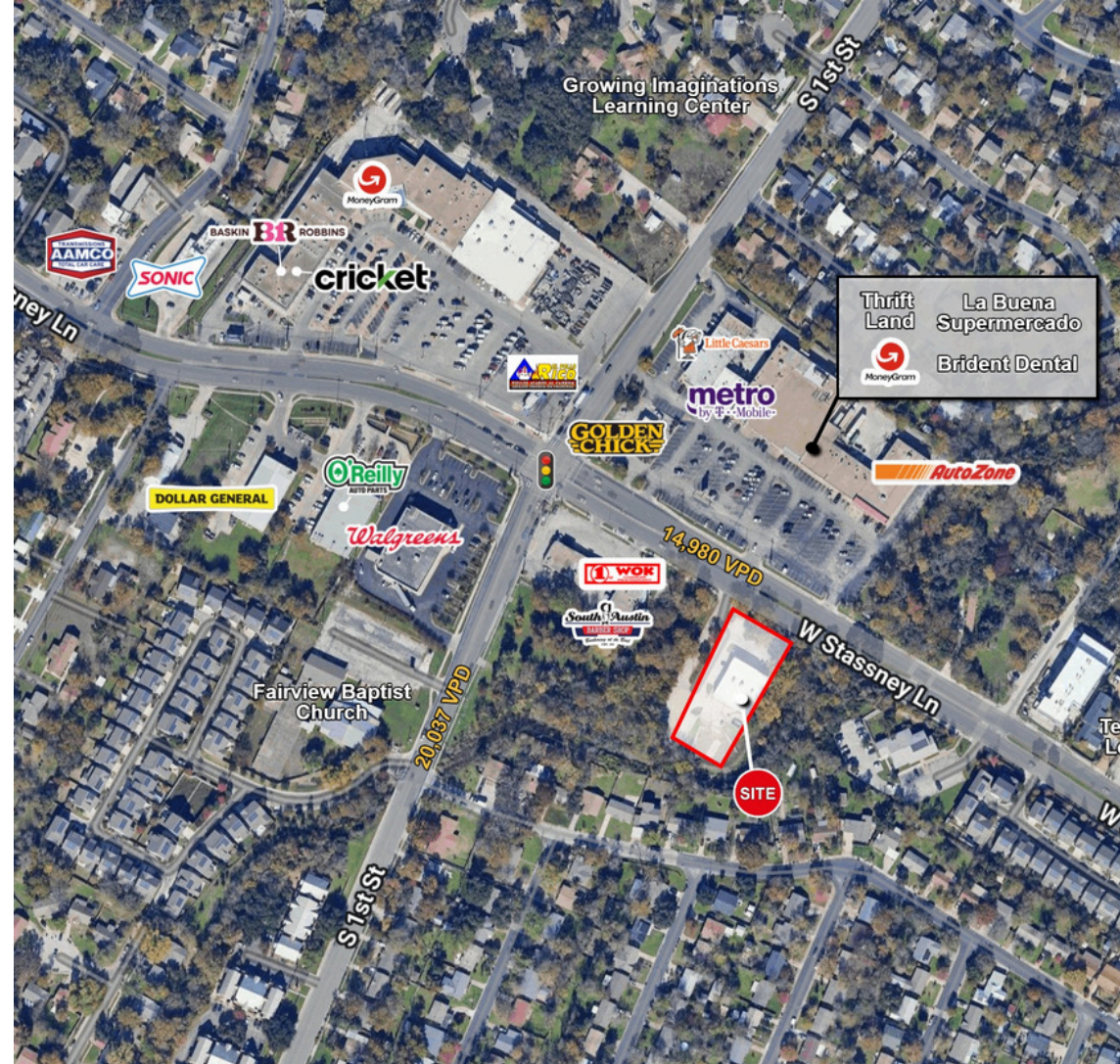
+1 512 368 7179



## Property Overview & Demographics

- 2nd Generation Retail space located within one of the main thoroughfares of South Austin
- Direct access and visibility to the high traveled Stassney Ln.
- Standalone building with a bay door in the back

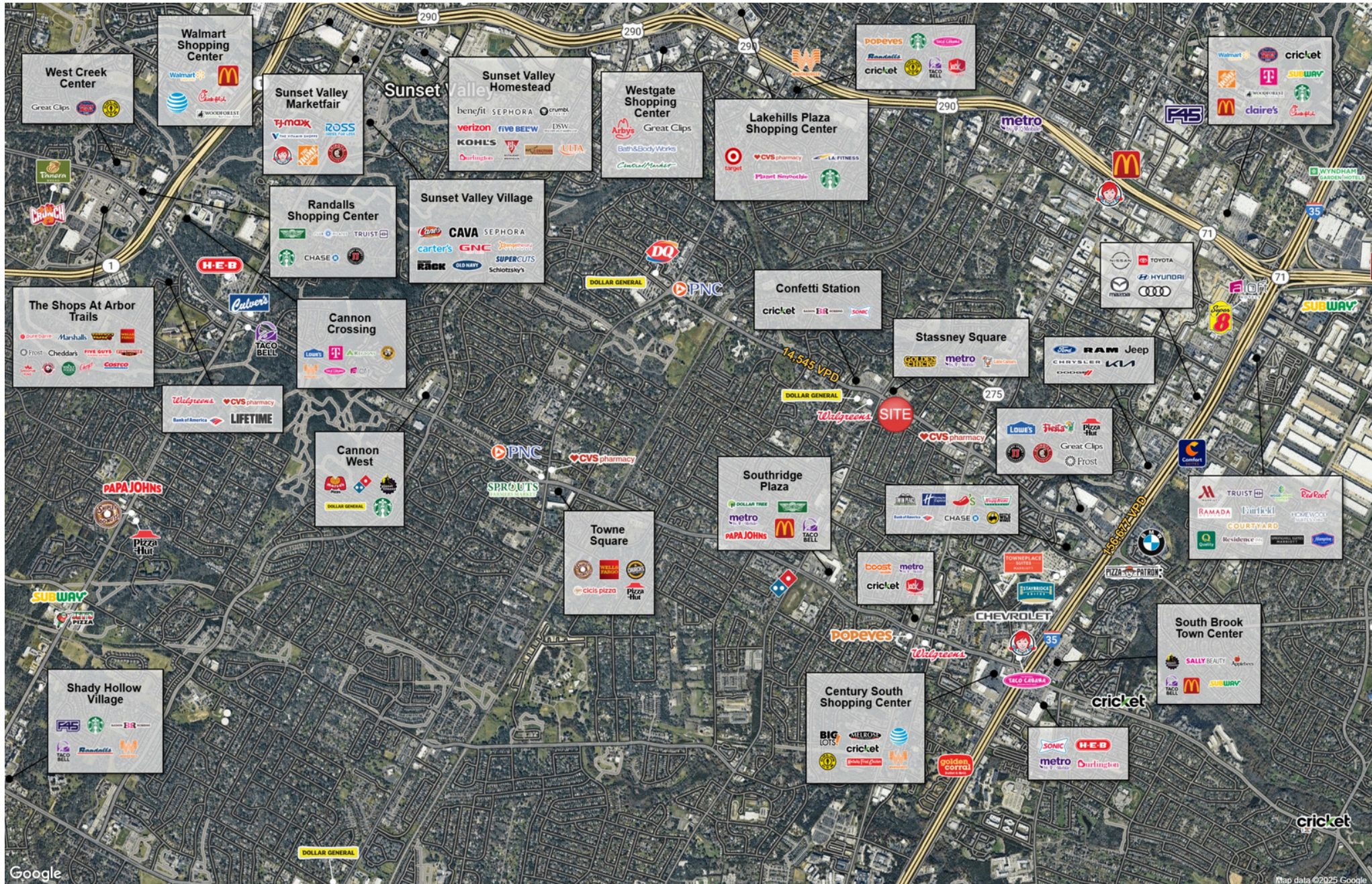
<b>Location</b>	501 W. Stassney Ln. Austin, TX 78745
<b>Building Size</b>	6,759 SF
<b>Lot Size</b>	0.450 AC
<b>Traffic Counts</b>	<u>Stassney Ln</u> : 14,980 CPD <u>S. 1st St</u> : 20,037CPD
<b>Lease Rates</b>	Call Broker for Rates



2024 Demographics	1 mile	3 miles	5 miles
Estimated Population	20,331	138,759	335,544
Estimated Households	9,568	61,540	155,005
Average HH Income	\$99,921	\$114,139	\$133,169
Daytime Population	13,945	126,498	380,045

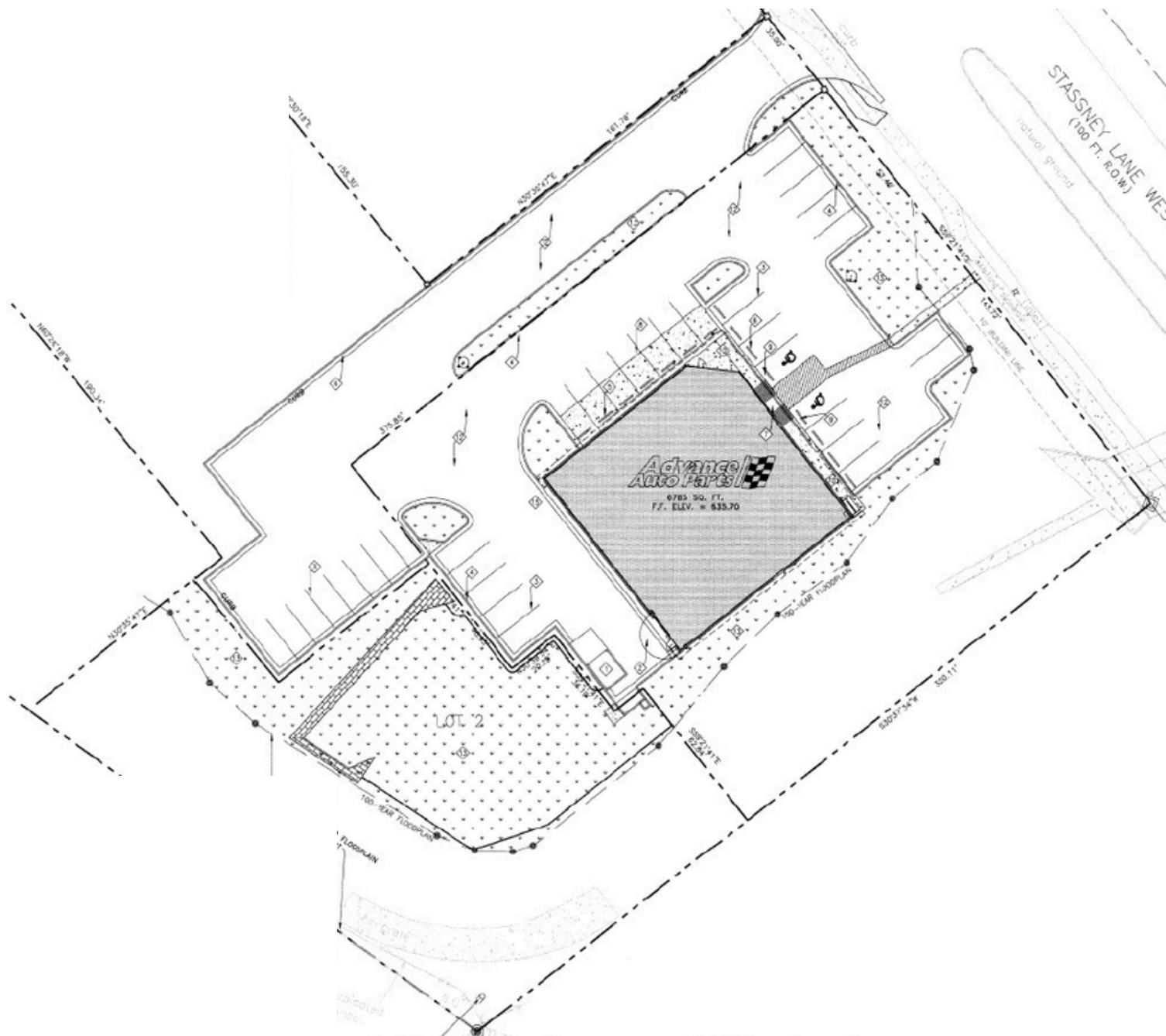


## Trade Area

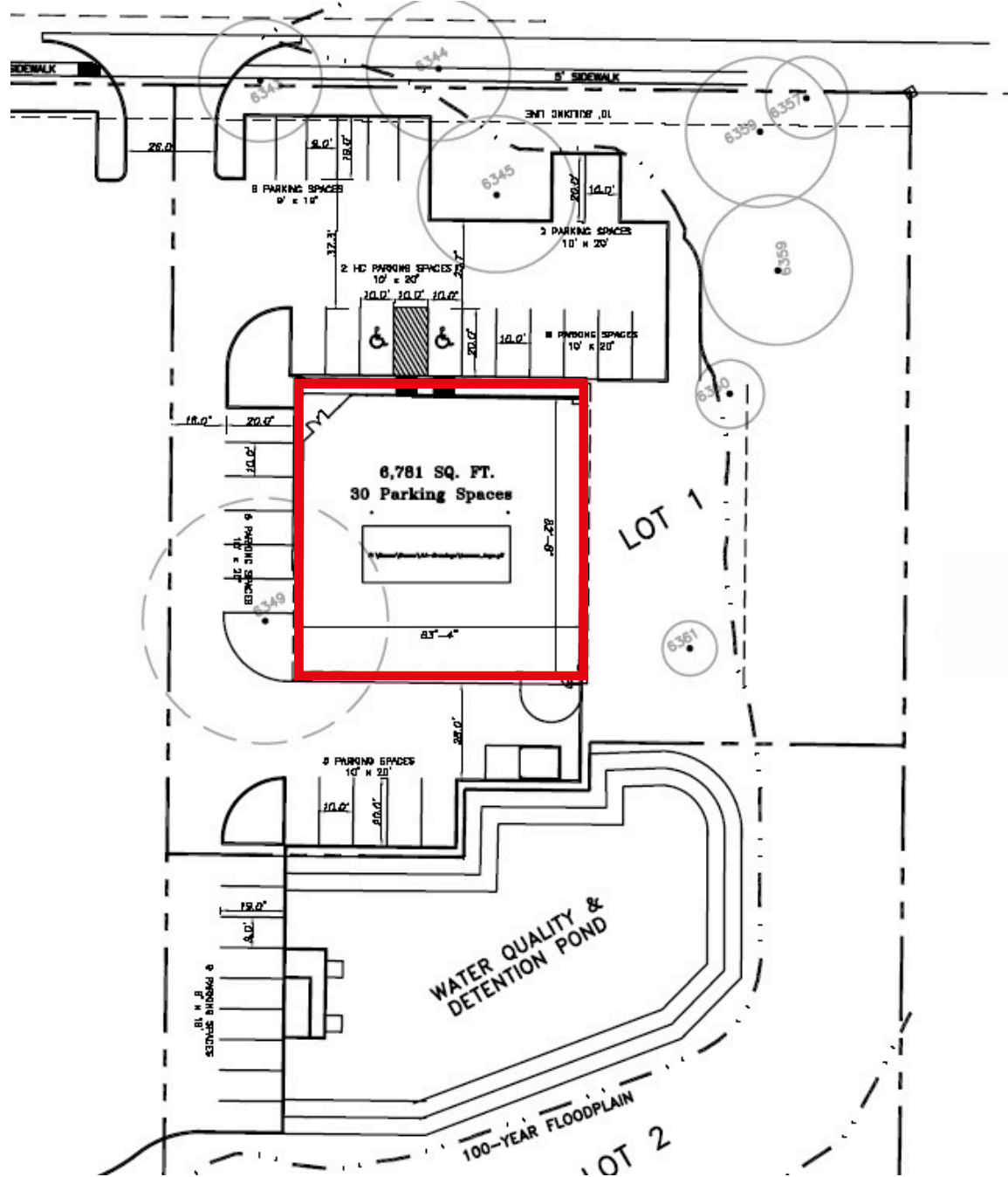




## Survey



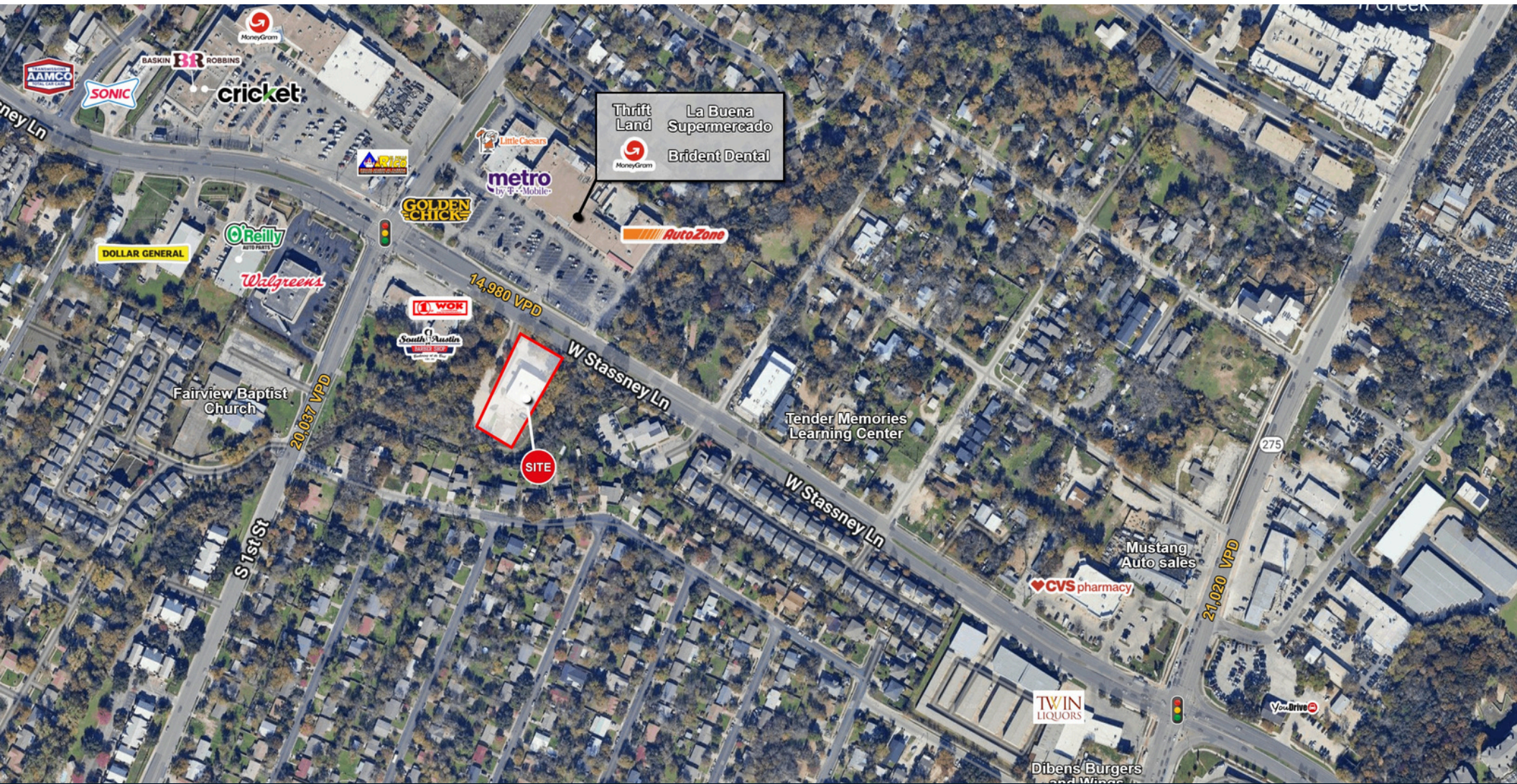
## Site Plan



## Photos







## Contact Brokers for Information

### Matthew Underhill

Senior Associate  
Matthew.Underhill@jll.com  
+1 512 368 7381

### Tim Allen

Executive Vice President  
Tim.Allen@jll.com  
+1 512 368 7179