


**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: 136,598 CPD  
Mopac Service Rd: 16,308 CPD  
Tallwood Dr: 952 CPD

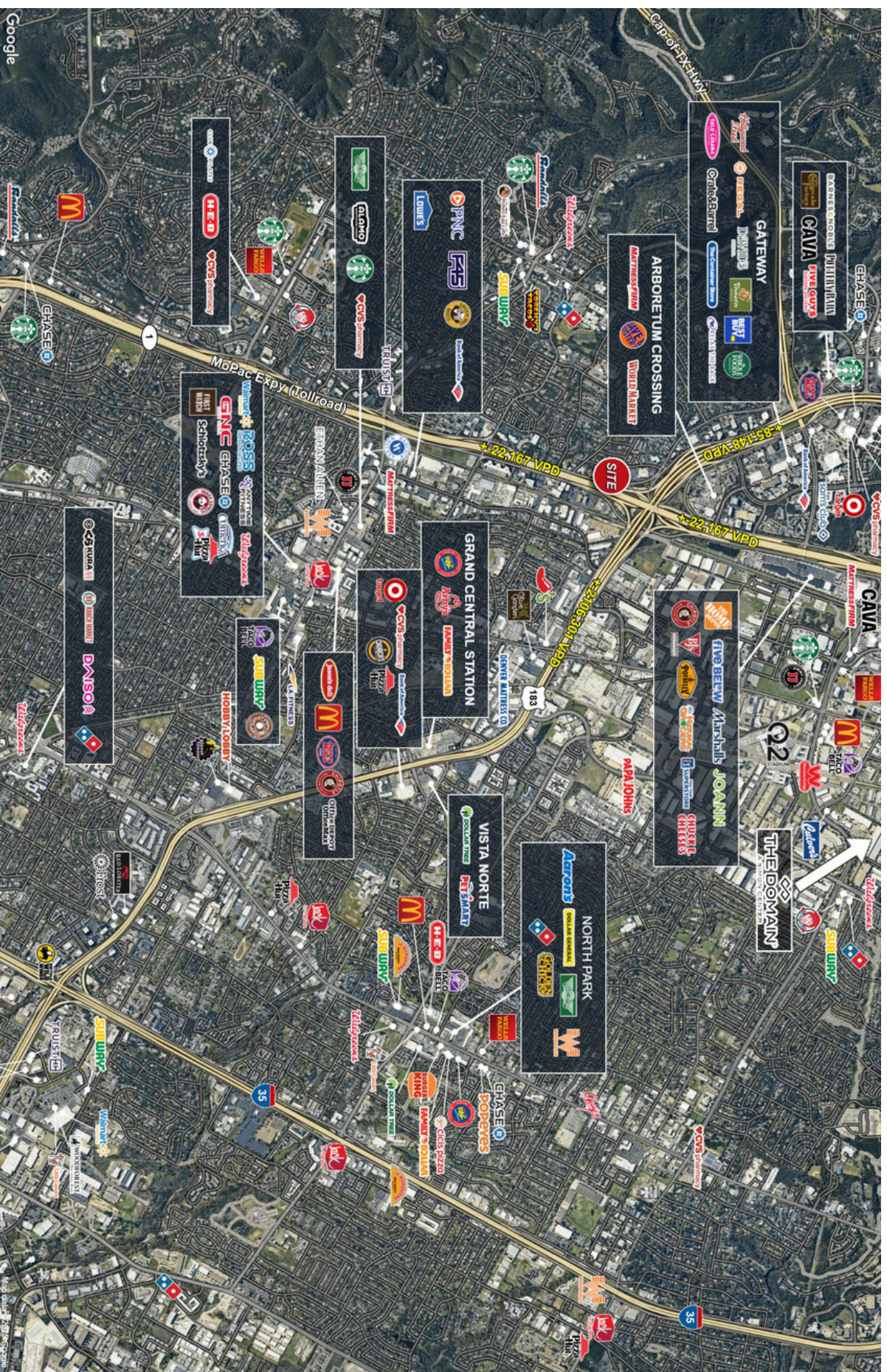
**NNN** \$20.00/SF

| 2024 Demographics    | 1 mile    | 3 miles   | 5 miles   |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 9,419     | 121,143   | 296,178   |
| Estimated Households | 4,792     | 58,508    | 136,574   |
| Average HH Income    | \$156,415 | \$134,277 | \$133,908 |
| Daytime Population   | 26,115    | 175,635   | 400,471   |

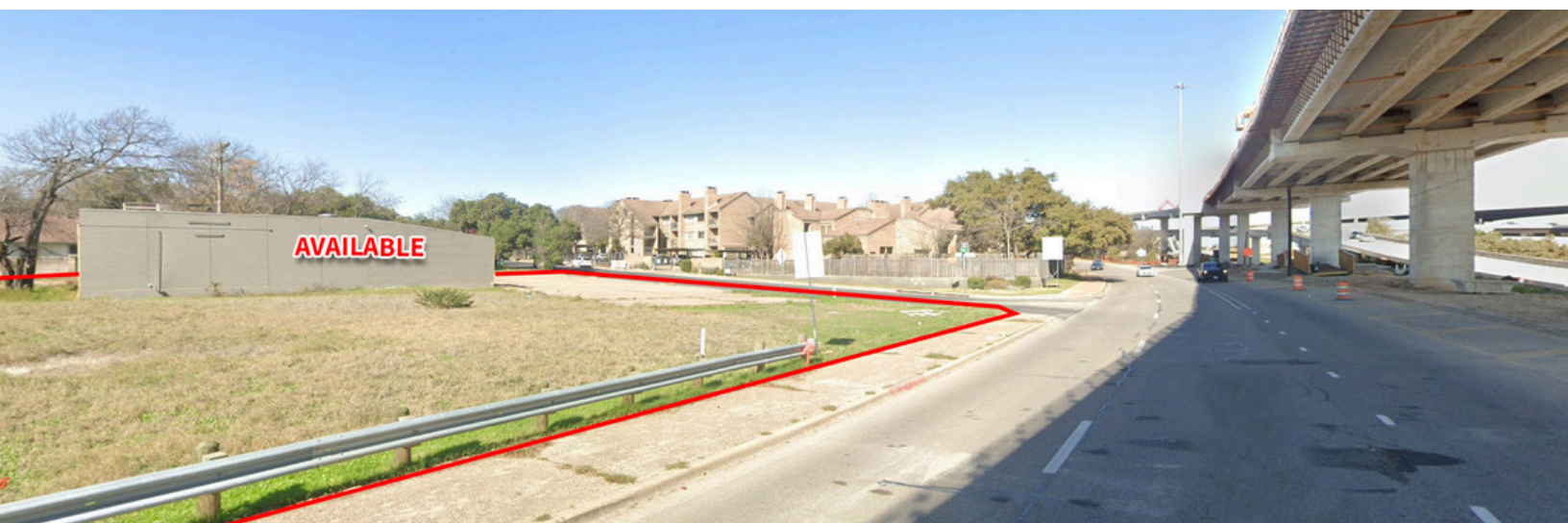
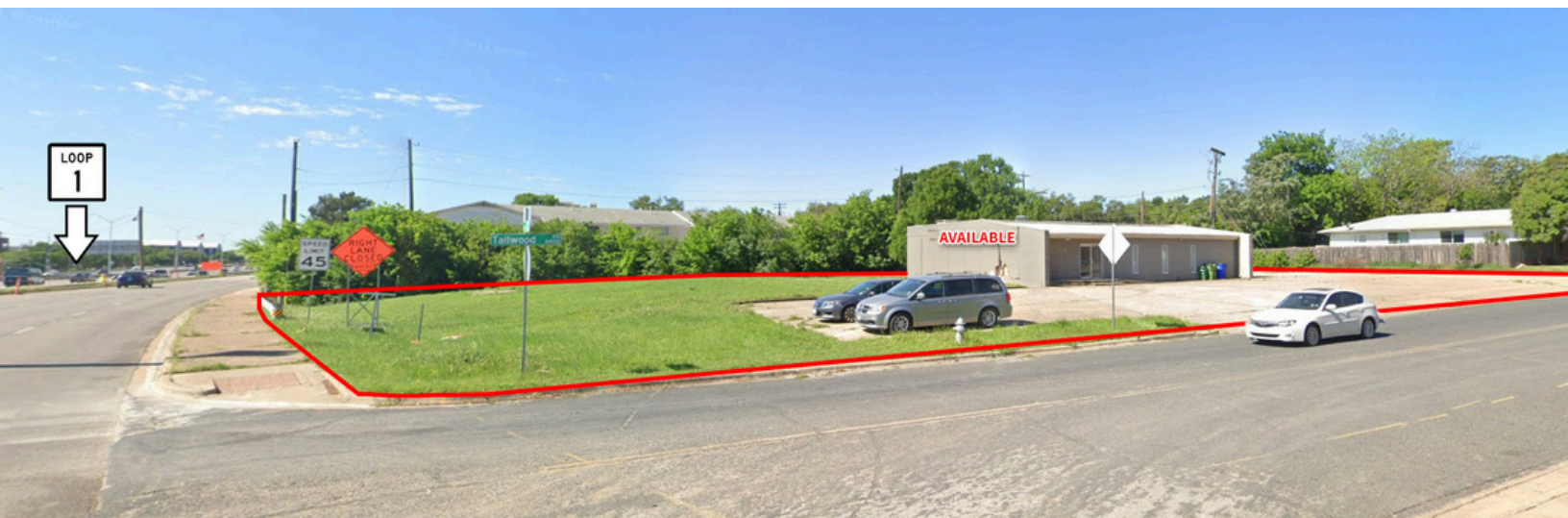
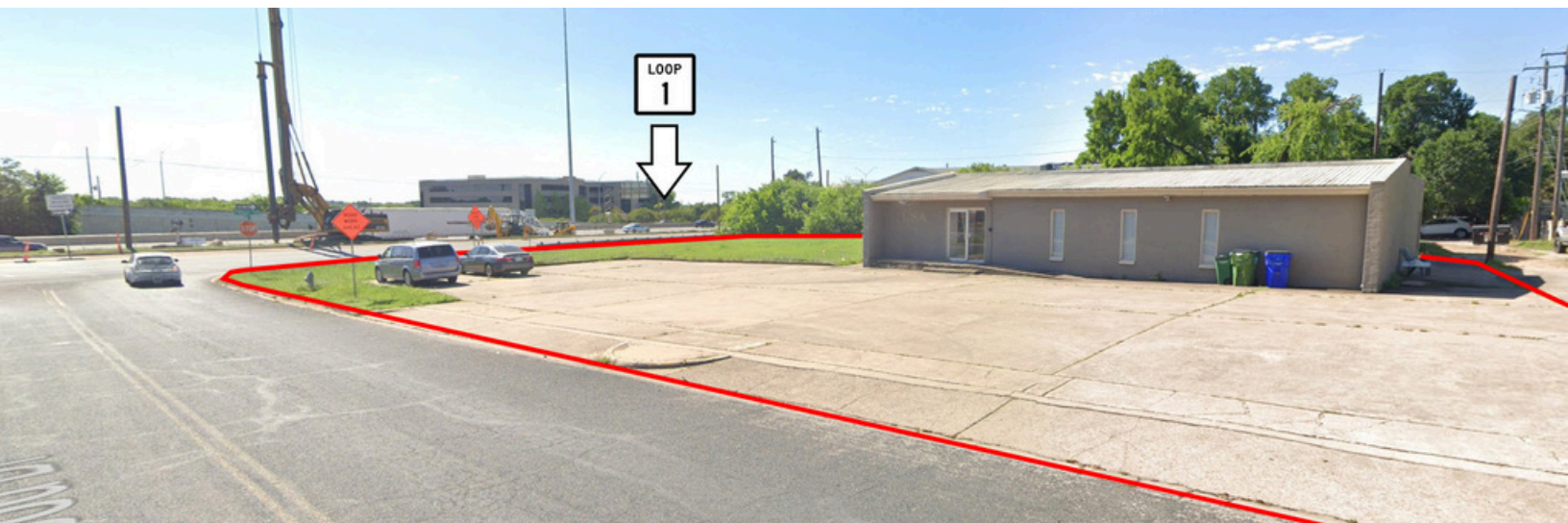


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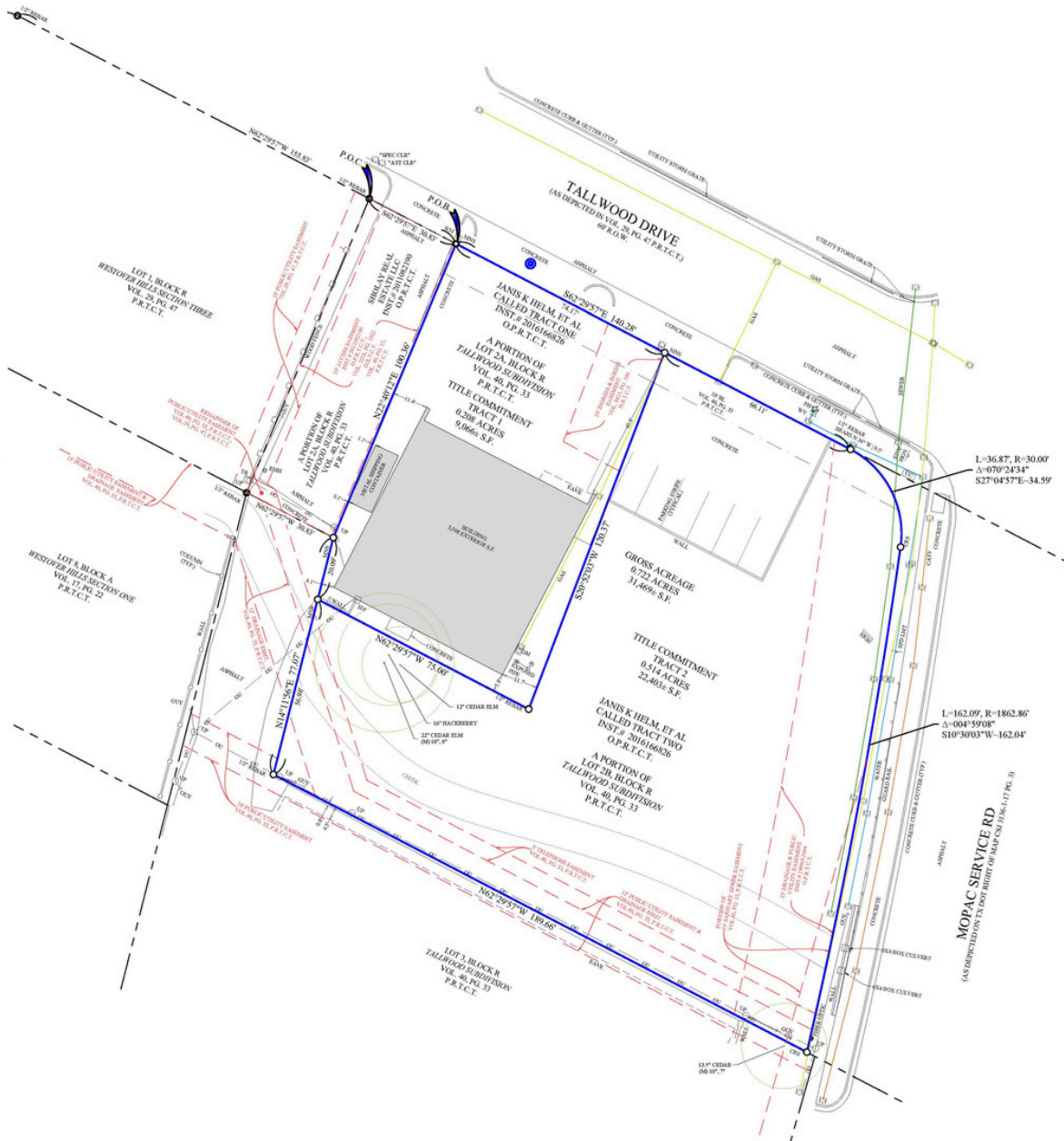
## Trade Area



## Photos



## Survey



## Contact Broker for Information

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