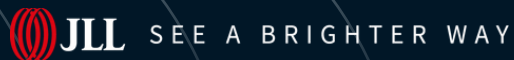


**9,002 SF Available**



# For Lease

**Former Dollar General**

5000 Springdale Rd. Austin, TX 78723

**Matthew Underhill**

Senior Associate

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+1 512 368 7381

**Matthew McBurney**

Associate

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## Property Overview & Demographics

- 2nd generation retail space, former Dollar General
- Adjacent to 700 acre mixed-use development, Mueller, with 543K SF of office space, 716K SF of retail space, 2,590 multi-family units and 232 hotel rooms
- 15 minutes to Downtown Austin TX

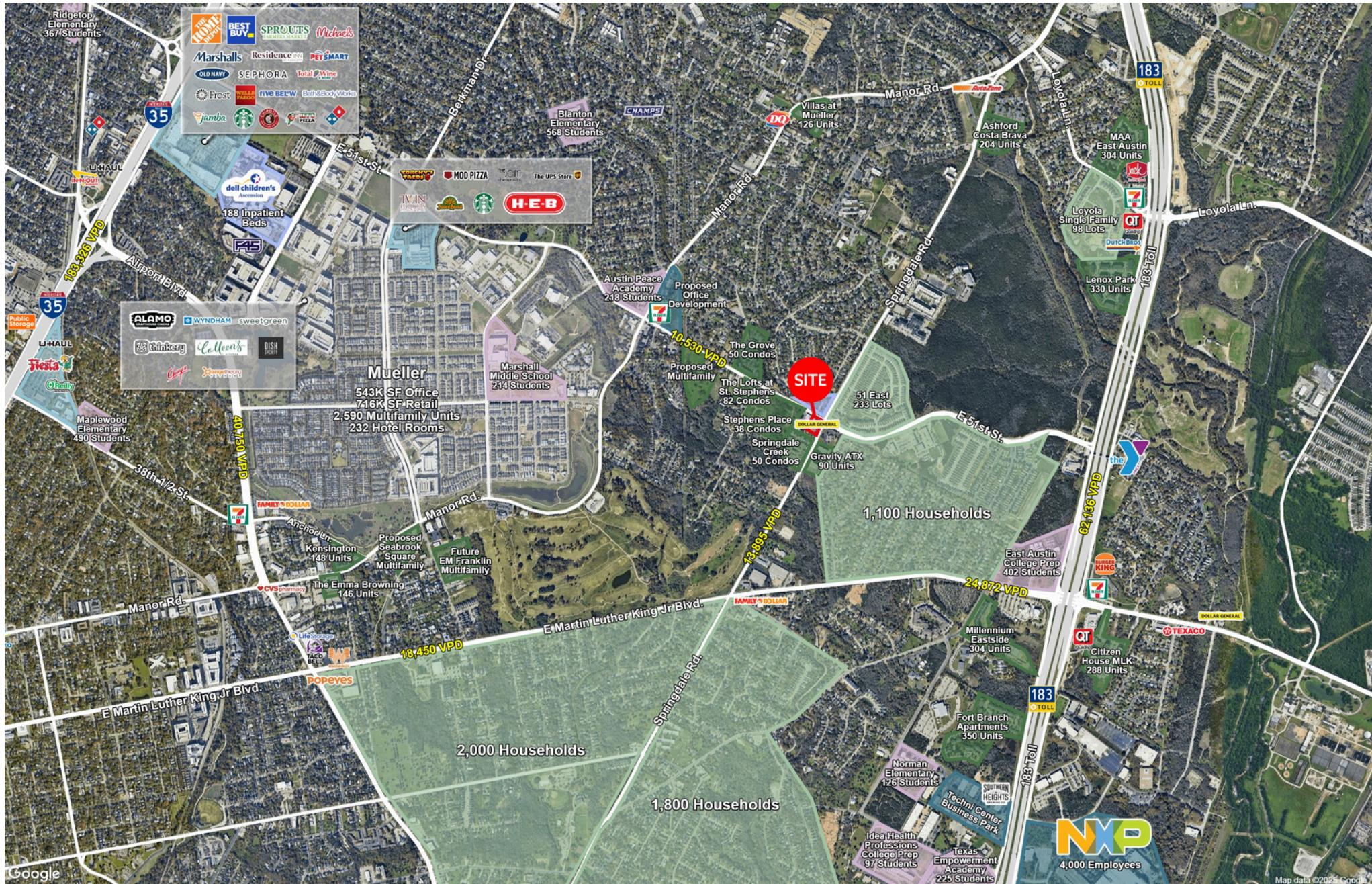


<b>Location</b>	5000 Springdale Rd. Austin, TX 78723
<b>Building Size</b>	9,002 SF
<b>Traffic Counts</b>	<u>Springdale Rd</u> : 9,256 CPD <u>E 51<sup>st</sup> St</u> : 8,272 CPD
<b>Lease Rates</b>	Call Broker for Rates

2024 Demographics	1 mile	3 miles	5 miles
Estimated Population	10,870	114,567	314,791
Estimated Households	4,723	48,461	137,513
Average HH Income	\$118,553	\$122,235	\$124,200
Daytime Population	8,298	116,635	491,562



## Trade Area

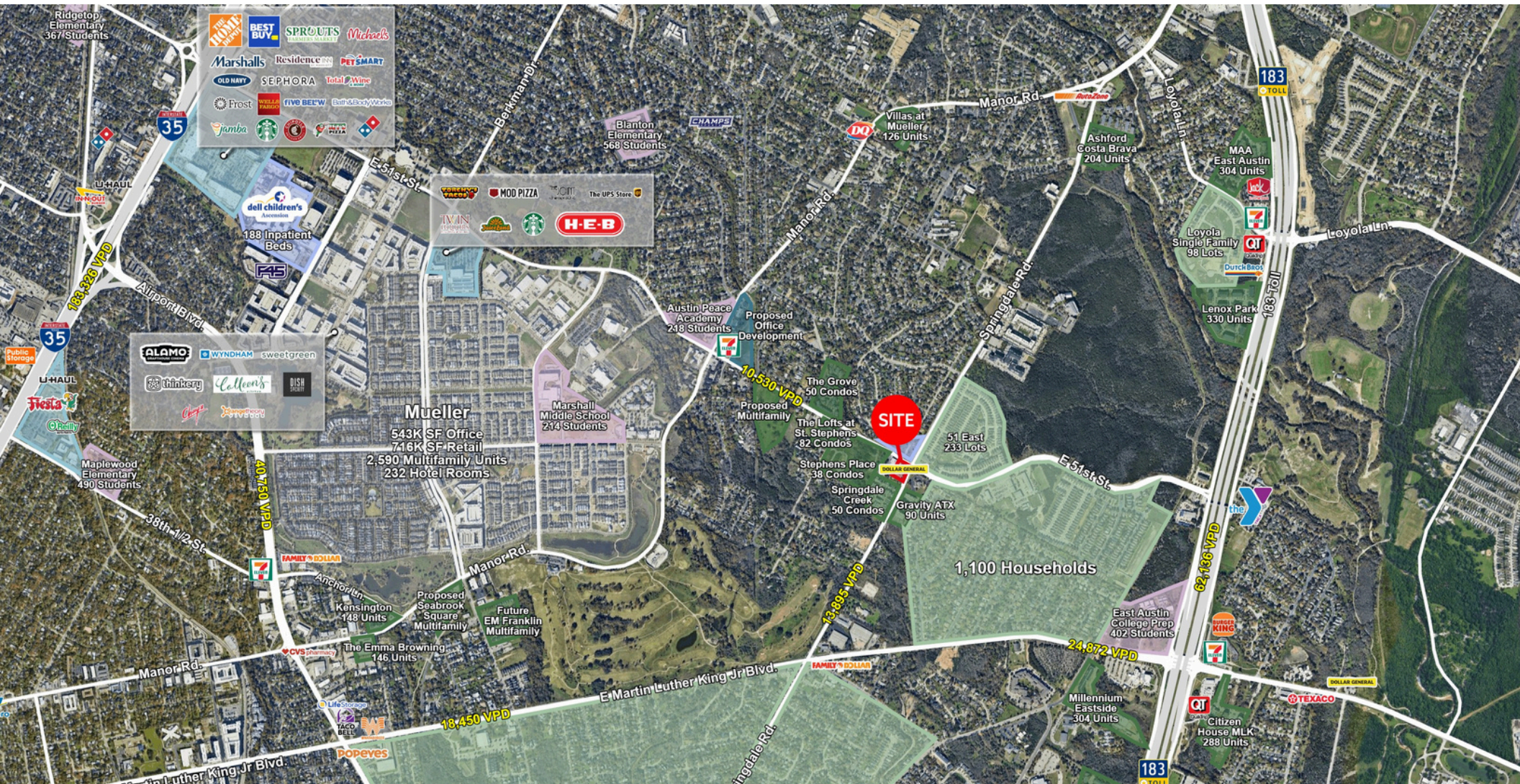




## Photos







## Contact Brokers for Information

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