



AVAILABLE

MARTIAL ARTS

Edward Jones

Brodie Square

FOR LEASE | 3,675 SF AVAILABLE



THE HIGHLIGHTS

- » 3,675 SF available within 9,720-SF retail center
- » 106,431 people living within a 3-mile radius from the shopping center
- » Full visibility and access from both Brodie Ln. & Alexandria Ln.
- » **Tenants include:** Rick's Cleaners, Pizza Hut, Edward Jones, Pro Eyebrow Threading Salon & Spa, and Premier Martial Arts

AREA RETAILERS

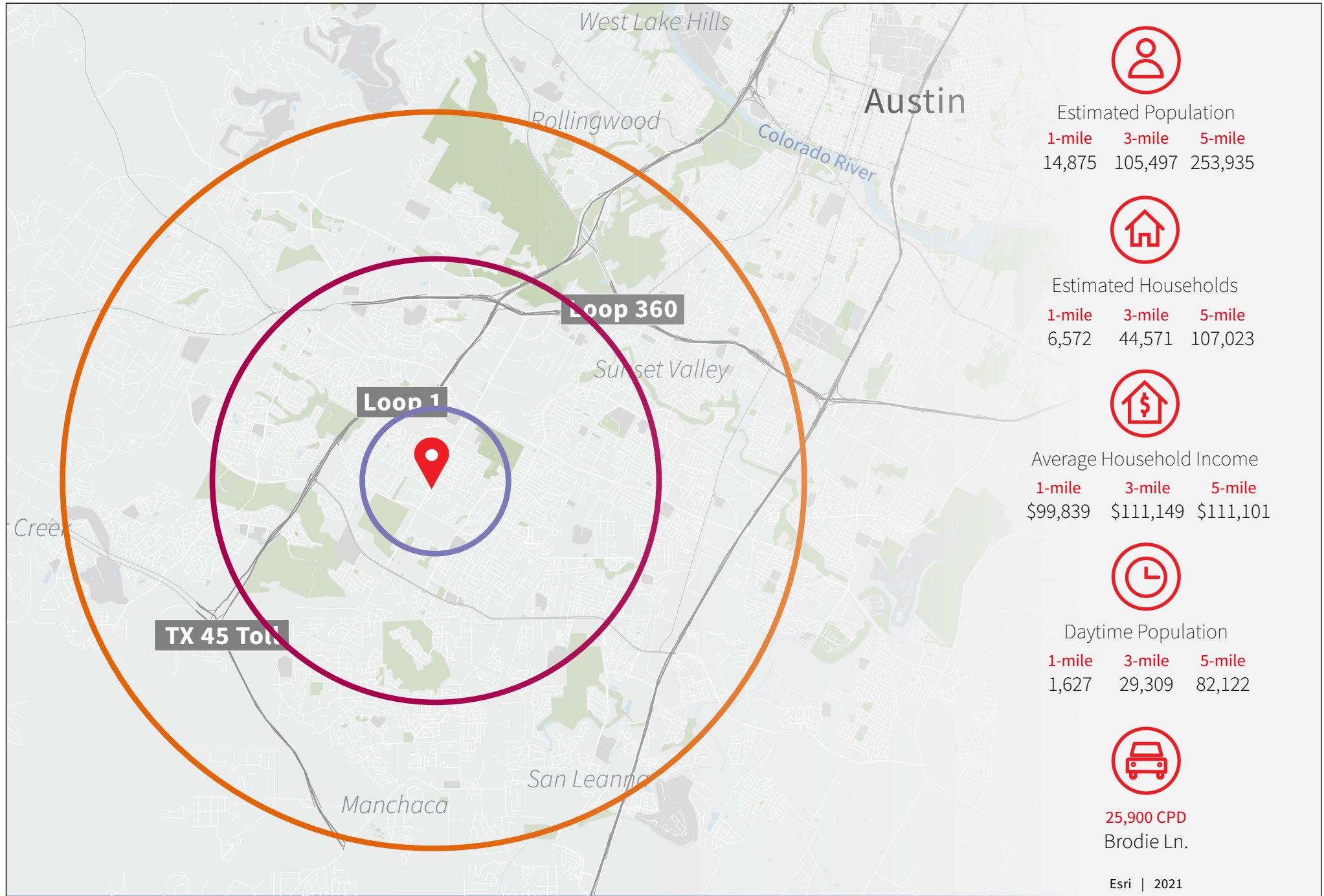


Center Details

PROPERTY SIZE	2.89 AC (125,888 SF)
ADDRESS	8400 Brodie Square - Austin, TX 78745
BUILDING SIZE	9,720 SF
YEAR BUILT	2005
PARKING	37 Total Surface Spaces
FEATURES	<ul style="list-style-type: none"> » Pylon Signage » Signalized Intersection
FRONTAGE	<ul style="list-style-type: none"> » Brodie Lane: 361' » Alexandria Drive: 178'







Estimated Population
1-mile **3-mile** **5-mile**
14,875 105,497 253,935



Estimated Households
1-mile **3-mile** **5-mile**
6,572 44,571 107,023



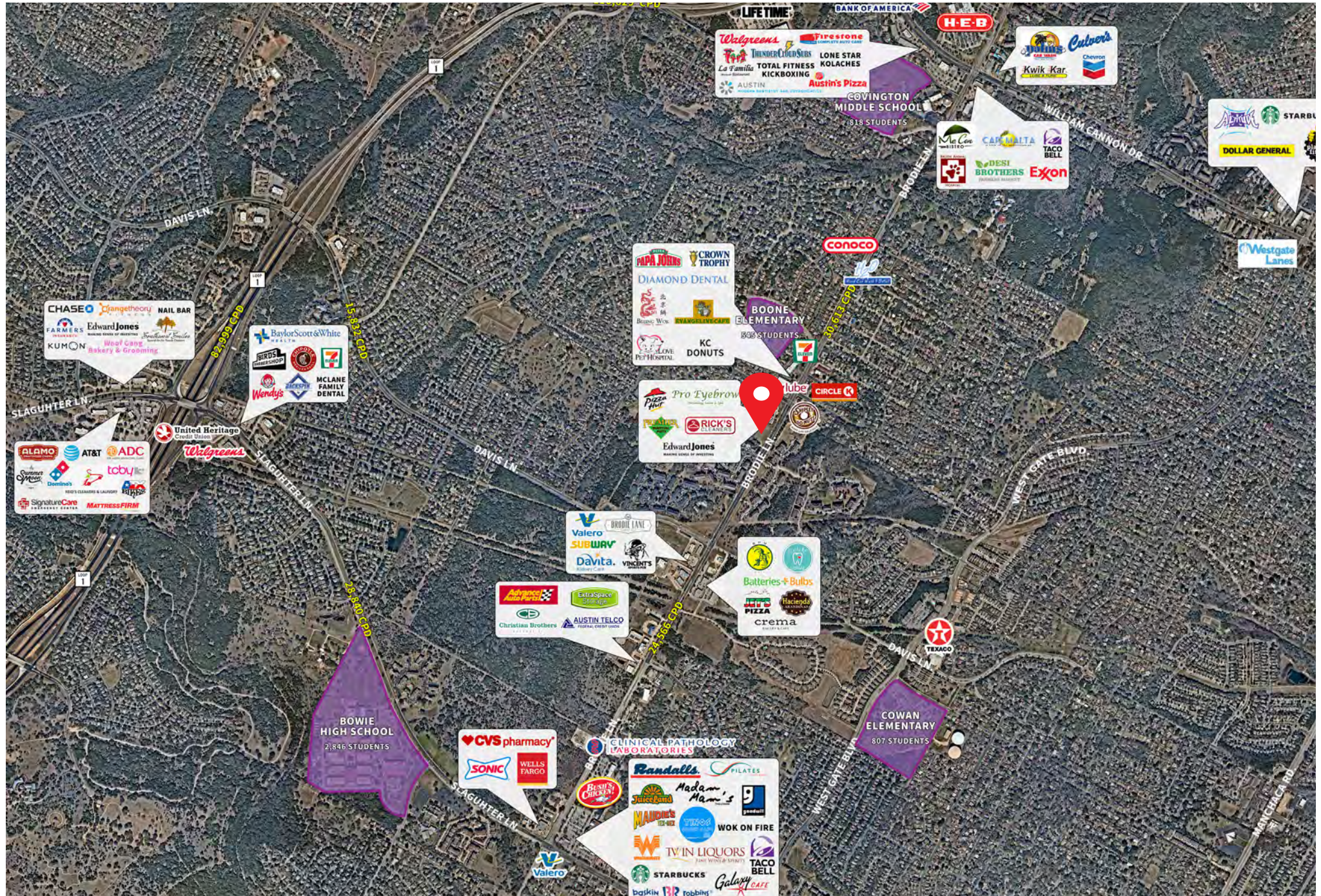
Average Household Income
1-mile **3-mile** **5-mile**
\$99,839 \$111,149 \$111,101



Daytime Population
1-mile **3-mile** **5-mile**
1,627 29,309 82,122



25,900 CPD
Brodie Ln.





BROKER CONTACTS

Josh Green

Associate

+1 210 289 7820

Joshua.Green@am.jll.com

Jon Switzer

Senior Vice President

+1 512 368 7091

Jon.Switzer@am.jll.com

