

FOR LEASE 3,000-6,300 SF COMMERCIAL

901 - 905 N AUSTIN AVE, GEORGETOWN, TX 78626

Suite 901-905 N Austin Ave.

Chipotle

McDonald's

Tyler Wolf, Broker
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Rate \$28 PSF +
\$7 NNN

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WOLF REAL ESTATE

901 - 905 N Austin Ave | PROPERTY INFORMATION



LOCATION

901-905N Austin Ave,
Georgetown, TX 78626

AVAILABLE SF

Divisible commercial space from 3,000 to 6,300 SF.

ZONING

C - 3

TRAFFIC COUNTS

IH-35 - 112,946 Williams Dr - 17,394

PROPERTY INFORMATION

- 9,300 SF Multi - Tenant Retail Center located at the predominant lighted intersection of Williams Dr and Austin Ave.
- Shadow anchored by McDonald's, Chipotle and Starbucks.

2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL	18,000	73,000	119,000
POPULATION	\$73,500	\$101,000	\$102,000
AVG HH INCOME			

AREA RETAILERS

McDonald's, Chipotle,
Starbucks, Whataburger