

Lamar Braker Plaza

SWC N.Lamar & Braker Ln

11220 N. Lamar Blvd

AUSTIN, TX 78753

Property Offering:

26,193+-SF Shopping center

Last space 1475+-SF

Lease Availability: 1,000 - 5,500SF

Lease Rate \$2/SF (\$24/Yr) + NNN Shop Center

NNN (est) \$7.15/SF/Yr

Location:

Signalized intersection at the SWC of N. Lamar & Braker Ln.

Project Description:

Architecturally distinct 26,193SF shopping center, built in 2007, with three 1 story buildings, surrounded by mature oaks & landscaping.

Major tenants:

Southwestern National Bank

~~Joy Foot Massage~~ Double Apple Smoke

Pho Dan Noodle restaurant

Rice Bowl Restaurant

Peace Deli & Bakery



*** Located 1 1/2 blocks east of the Central Health Community Clinic, an \$18M facility, projected to serve over 44K patients year. Additionally 1.2M SF upscale Domain Lifestyle Mall is 3 miles west on Braker Ln (Macys, Dillards, Neiman Marcus, IPIC Theatre

Radius	Total Population	% Pop Change (2000 - 2009)	Avg. H.H. Income	Total Employment	Hispanic Population
1	14,836	7.18%	\$66,826	9,819	5,334
3	116,384	11.51%	\$68,026	80,796	43,480
5	262,009	12.15%	\$72,322	194,687	85,386

Area Tenants:



Richard Hall

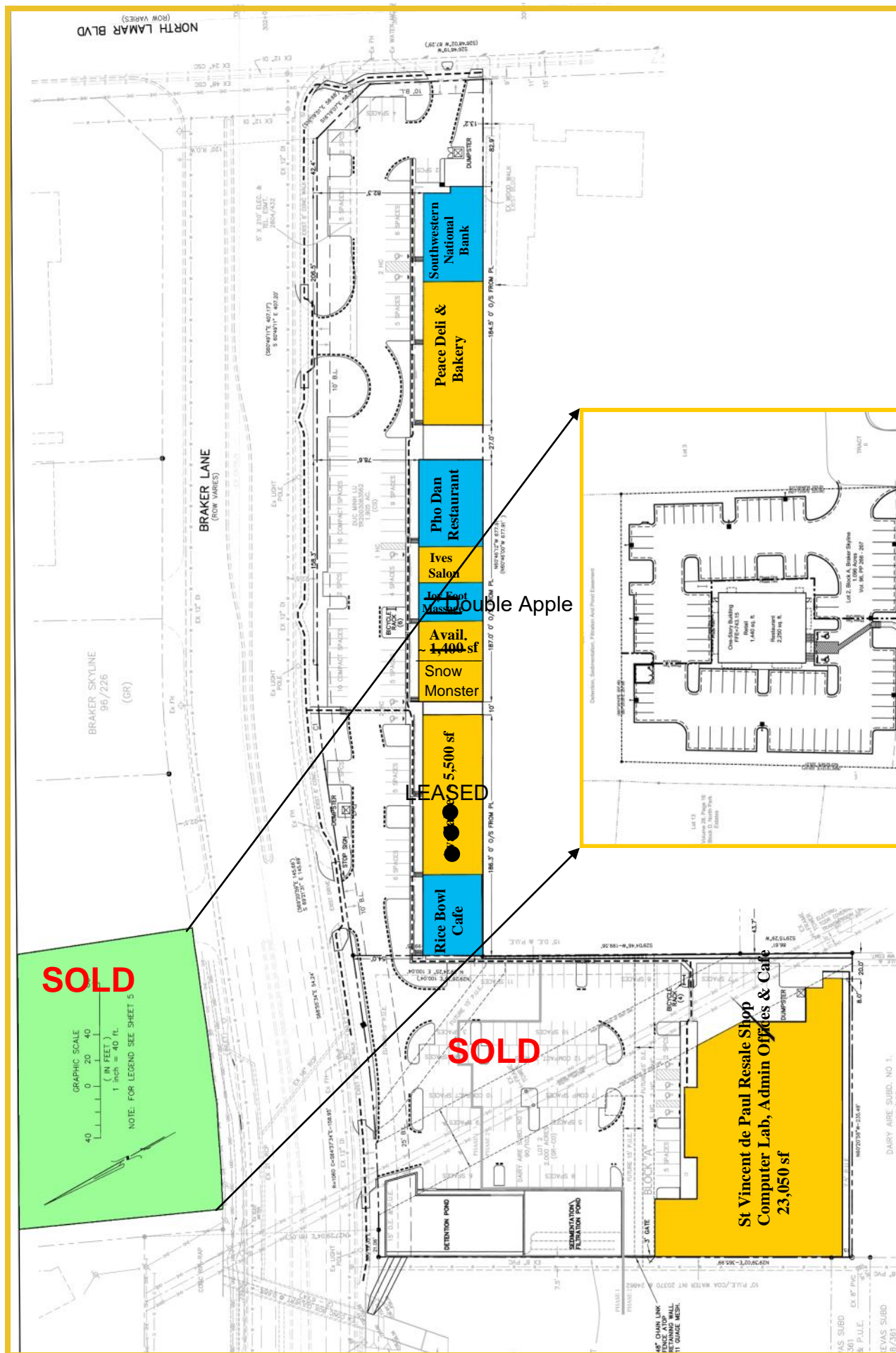
512-659-8587

512-623-6210 Fax

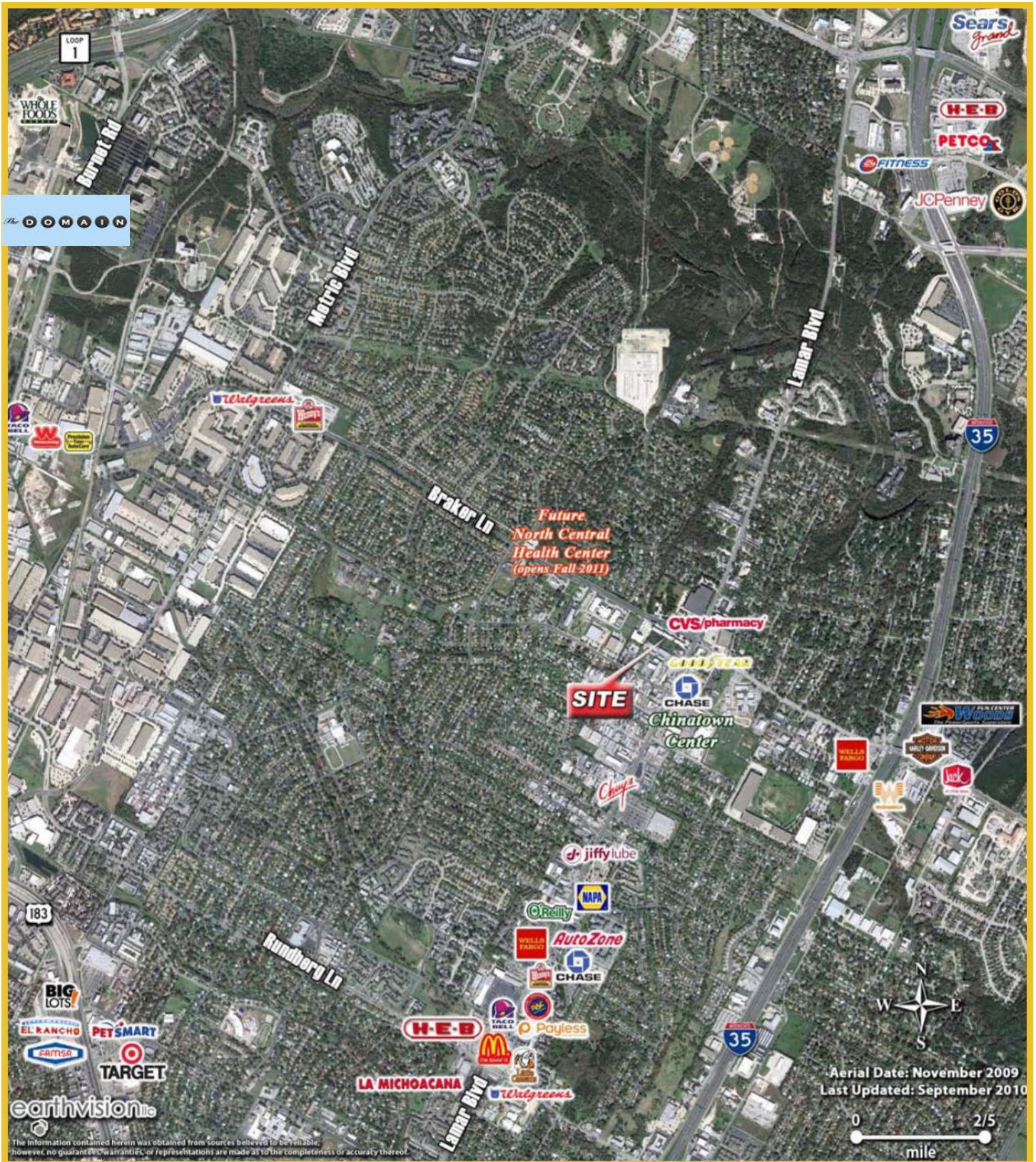
rshall03@gmail.com

12515 Research Blvd #100

Austin, Texas 78759







The information provided herein is based upon information provided by the owner and other sources and is deemed to be reliable but is not warranted by broker. Property is subject to prior lease/sale, change in terms or removal from the market. Interested parties are encouraged to do their own verification.

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