

SPACE FOR LEASE

2,499± SF Inline
6,614± SF Inline
(Subdividable)

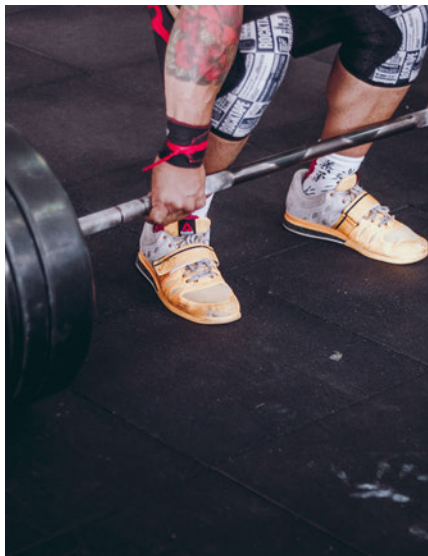
800.951.3754



South Congress Retail Development

9000 South Congress Avenue | Austin, Texas 78745





The South Congress retail development is a 7.43 acre development featuring three parcels of land. The property is located eight miles south of downtown Austin, Texas, just off Interstate 35. Famous tourist attractions such as the state capital, 6th Street, and the SoCo District bring in over 20 million visitors each year, and more than 50,000 students attend the nearby University of Texas at Austin. In addition, Austin-Bergstrom International Airport lies ten miles to the east and receives approximately 16 million passengers annually. Current tenants include Gold's Gym, Deca Dental, Yoshiko Sushi + Ramen, and Schlotzsky's.



Site Plan



Demographics

TRAFFIC SNAPSHOT	VEHICLES PER DAY
Congress Avenue	14,494
Slaughter Lane	48,289
I-35	165,281

Traffic counts compiled from CoStar, 2018.

2019 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Total Population	12,152	120,115	229,286
Average HH Income	\$69,044	\$74,028	\$79,272
Daytime Population	6,812	47,185	119,513

AREA TRAFFIC GENERATORS



“Do not go where the path may lead; go instead where there is no path and leave a trail.” – Ralph Waldo Emerson

Top Reasons to Do Business Here?

BUSINESS-FRIENDLY CLIMATE

Texas is ranked one of the most business-friendly states in the nation. With no state income tax or corporate tax and light regulations, the state encourages entrepreneurship as well as the stability and growth of small businesses.

GROWING AND EDUCATED POPULATION

With a population over 885,000, this city leads the pack when it comes to its labor force, net company creation rate, and speed of population growth. And thanks to the presence of University of Texas at Austin and other universities in the area, the city is known among employers for having a well-educated workforce, a big plus for employers and engine of growth.

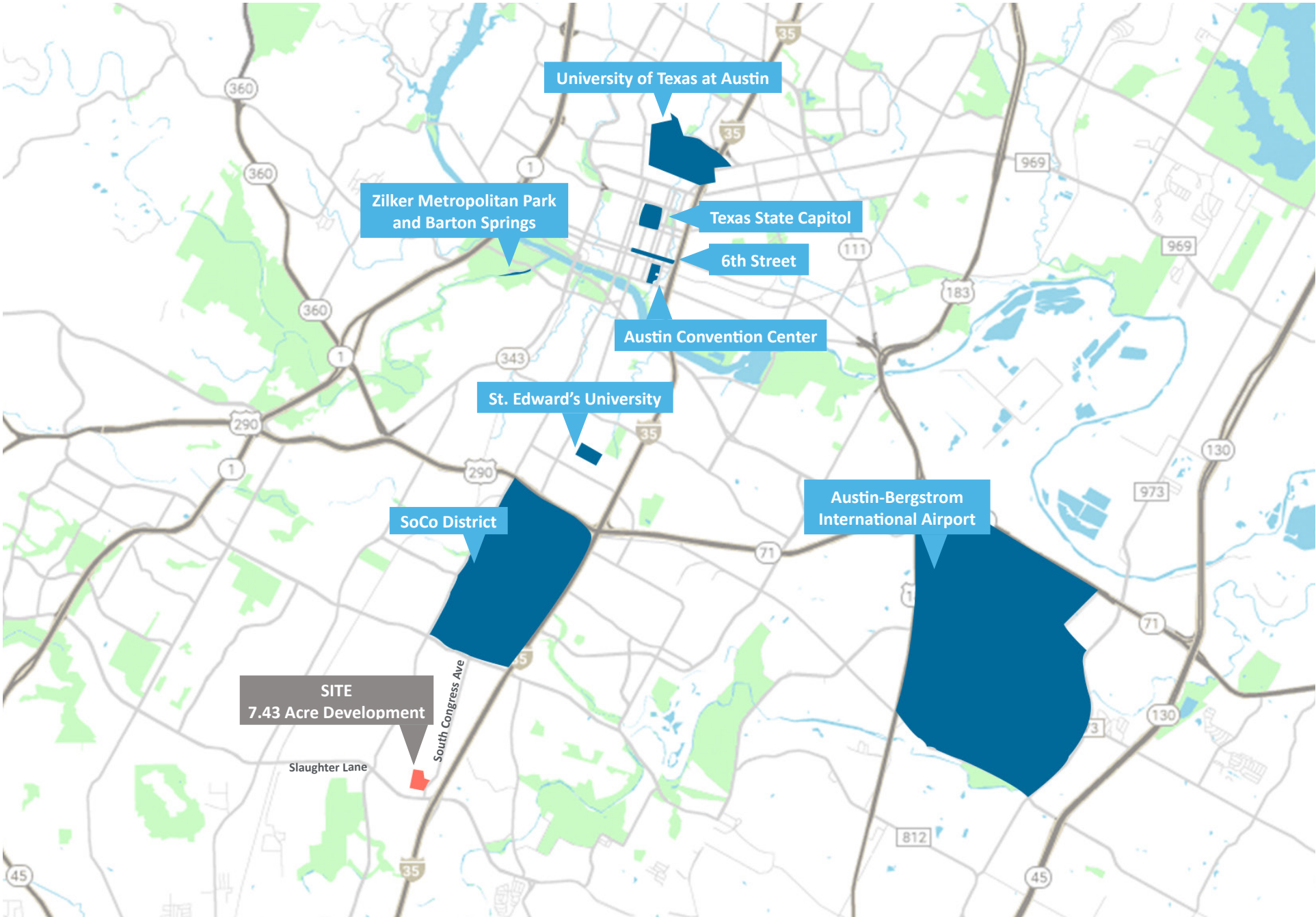
AFFORDABLE COST OF LIVING

Because housing and cost of living are lower when compared to cities that are similar in terms of major industries and population, employees' salaries will stretch further in Austin than in other cities such as New York, Seattle, Boston, or Silicon Valley leaving them with extra cash flow to spend on retail and entertainment.

A TOP VISITED CITY IN THE US

From live music and abundant nightlife to outdoor adventures and historical landmarks and museums, Austin offers plenty of reasons to visit. Austin ranks #13 in *The 25 Best U.S. Cities to Spend a Weekend* by Thrillist.com and is widely known as both the live music and barbecue capital of the world.

Area Map



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