



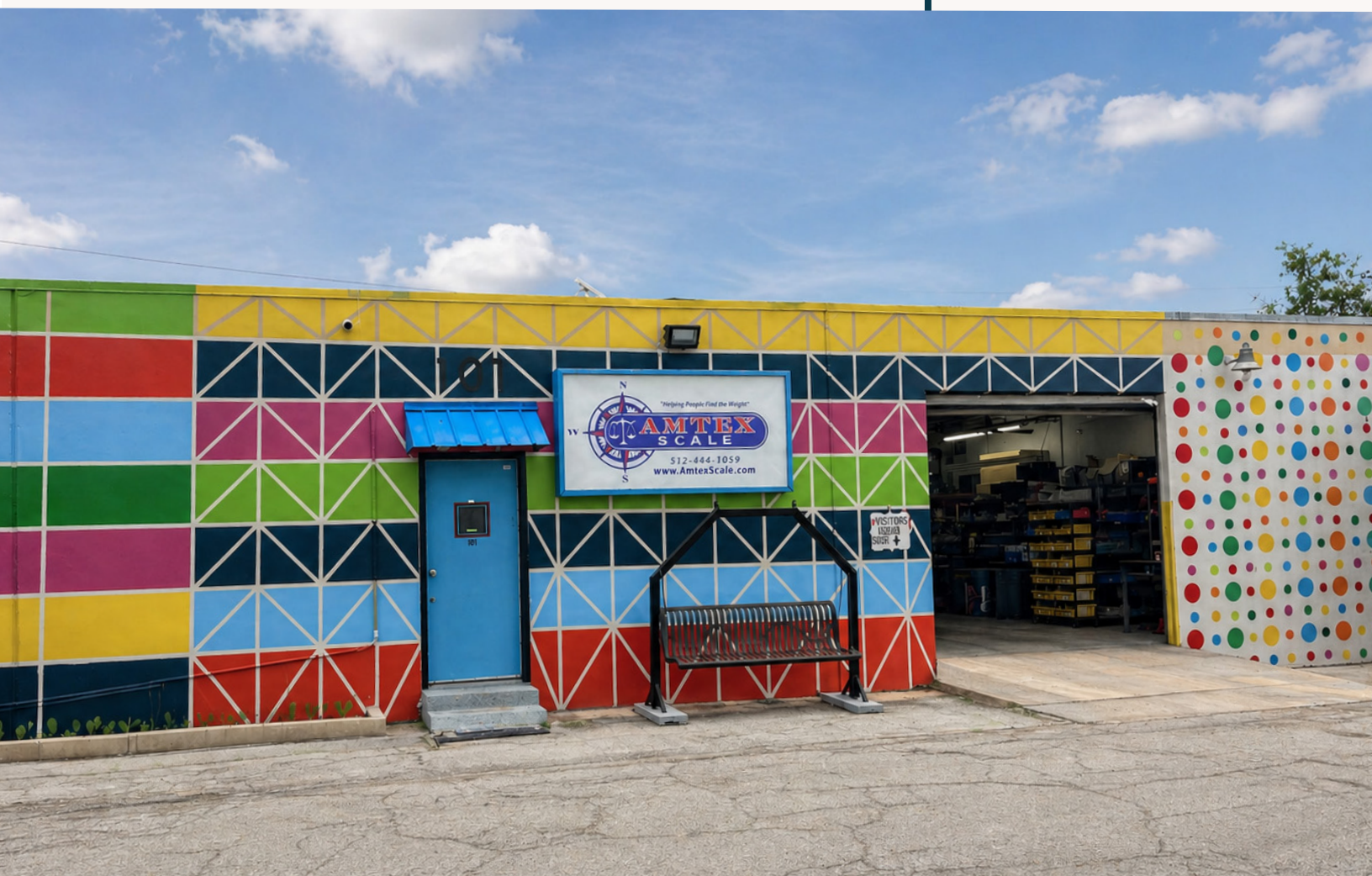
BY  
**ELMO  
ARTS**

**FOR LEASE**

**820**

**SHELBY LN  
UNIT 101**

**3,000 SF  
RETAIL**



**LEASING  
CONTACTS**



**Rustie Toth**  
512.270.1869  
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**ELMOARTS.COM**

**Adam Zimmerman**  
512.270.1869  
adam@elmoarts.com

**100% HVAC  
150 AMPS  
SINGLE-PHASE**

**AVAILABLE  
11.1.26**

# 820 SHELBY LN UNIT 101



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## FUTURE POTENTIAL

Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



**88,000+**  
POPULATION  
In 3-mile radius



**\$118,000+**  
AVG HH INCOME  
Strong purchasing power

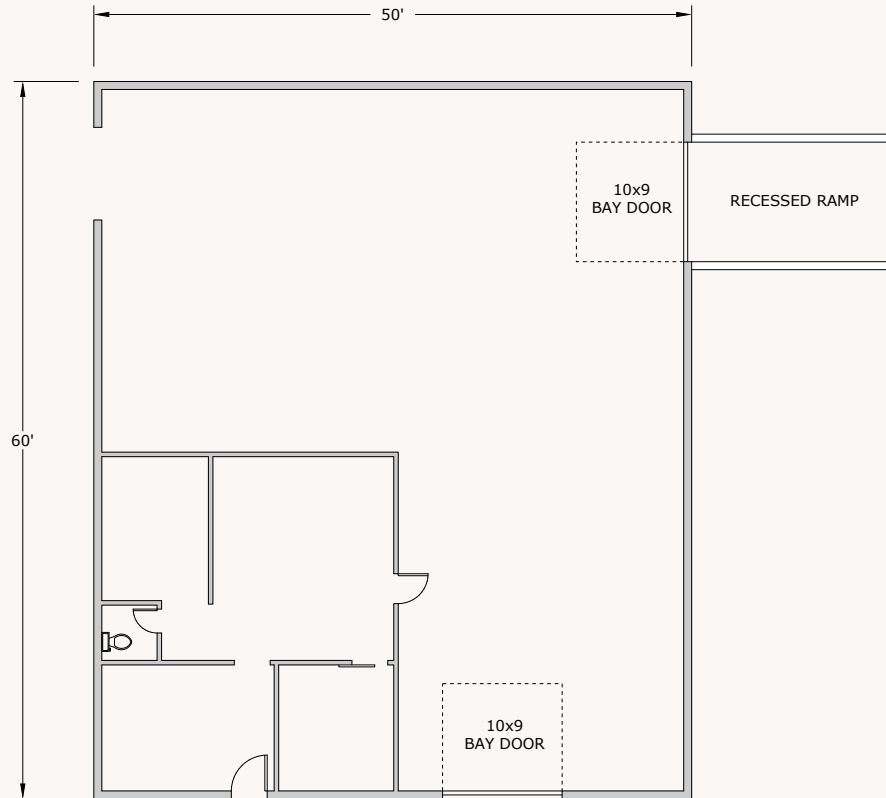


**PRIME AUSTIN**  
LOCATION  
Minutes from  
downtown, I-35,  
Hwy 71, and Mopac



**10 MINUTES**  
TO AUS AIRPORT  
Austin-Bergstrom  
International Airport

# 820 SHELBY LN UNIT 101



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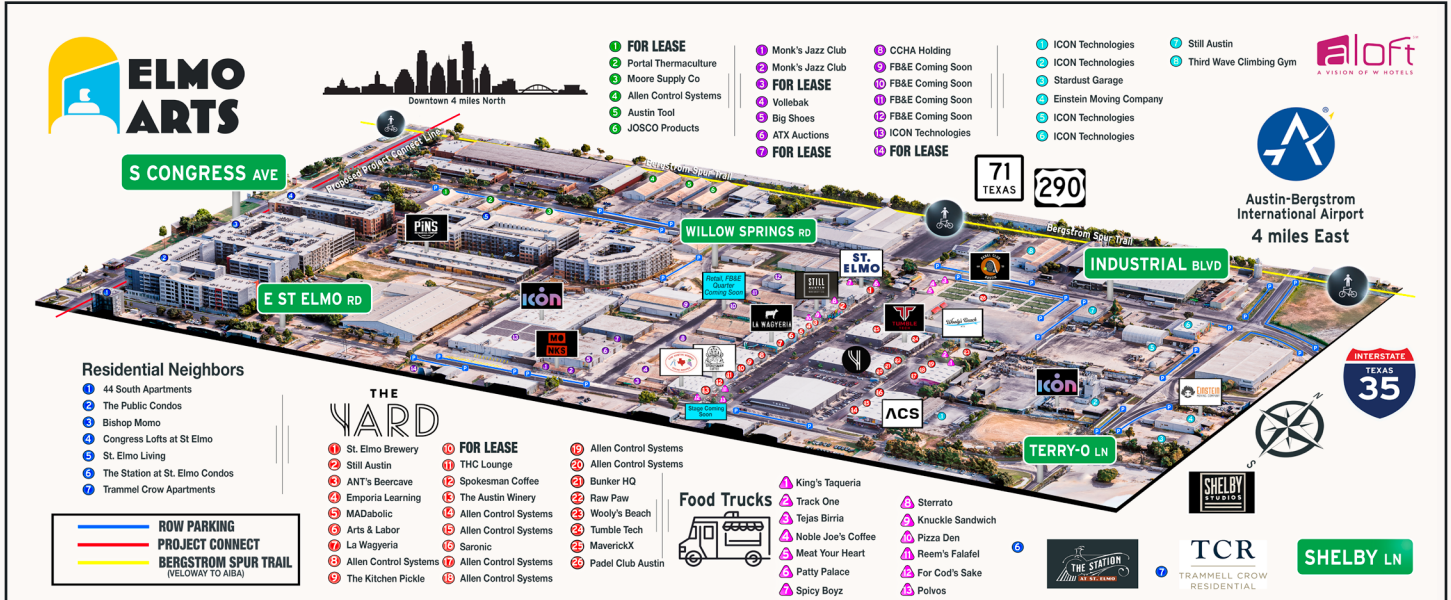
## AMENITIES

- Bay doors
- Multiple Offices
- Parking



# 820 SHELBY LN UNIT 101

# ST. ELMO DISTRICT



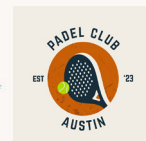
## ABOUT THE DISTRICT

The St. Elmo District is South Austin's hotspot for food, drinks, entertainment, and innovation, just four miles south of downtown. Located between South Congress, Highway 71, and I-35, it's easily accessible to downtown, East Austin, and Austin-Bergstrom International Airport. Nestled within the St. Elmo District are unique businesses like St. Elmo Brewing, Spokesman Coffee, and Pins Mechanical plus many new high-end apartment complexes supporting the growth of the district.

## ABOUT ELMO ARTS

Elmo Arts specializes in creative flex spaces that grow and adapt with the businesses inside them.

Our goal is to build the Austin of tomorrow while preserving the spirit of the city we know and love. What started with The Yard has expanded to over 40 acres of vibrant, community-focused spaces in the St. Elmo District.





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