

FOR LEASE



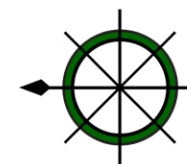
TOWNE SQUARE

SEC OF WILLIAM CANNON & MANCHACA

AUSTIN, TEXAS

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DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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TOWNE SQUARE | 1901 W William Cannon Dr, Austin, Texas 78745

OVERVIEW

- 1,300 SF - 5,000 SF Available
- 2nd Generation Restaurant Available
- Located at the southeast corner of William Cannon Dr & Manchaca Rd
- Hard Corner, Signalized Intersection
- High Profile Shopping Center in the heart of South Austin
- Extensive exterior renovations completed in 2018
- Excellent Visibility and Easy Access
- Call for Pricing and NNN

TRAFFIC COUNTS

William Cannon Dr: 29,888 VPD (TXDOT 2019)

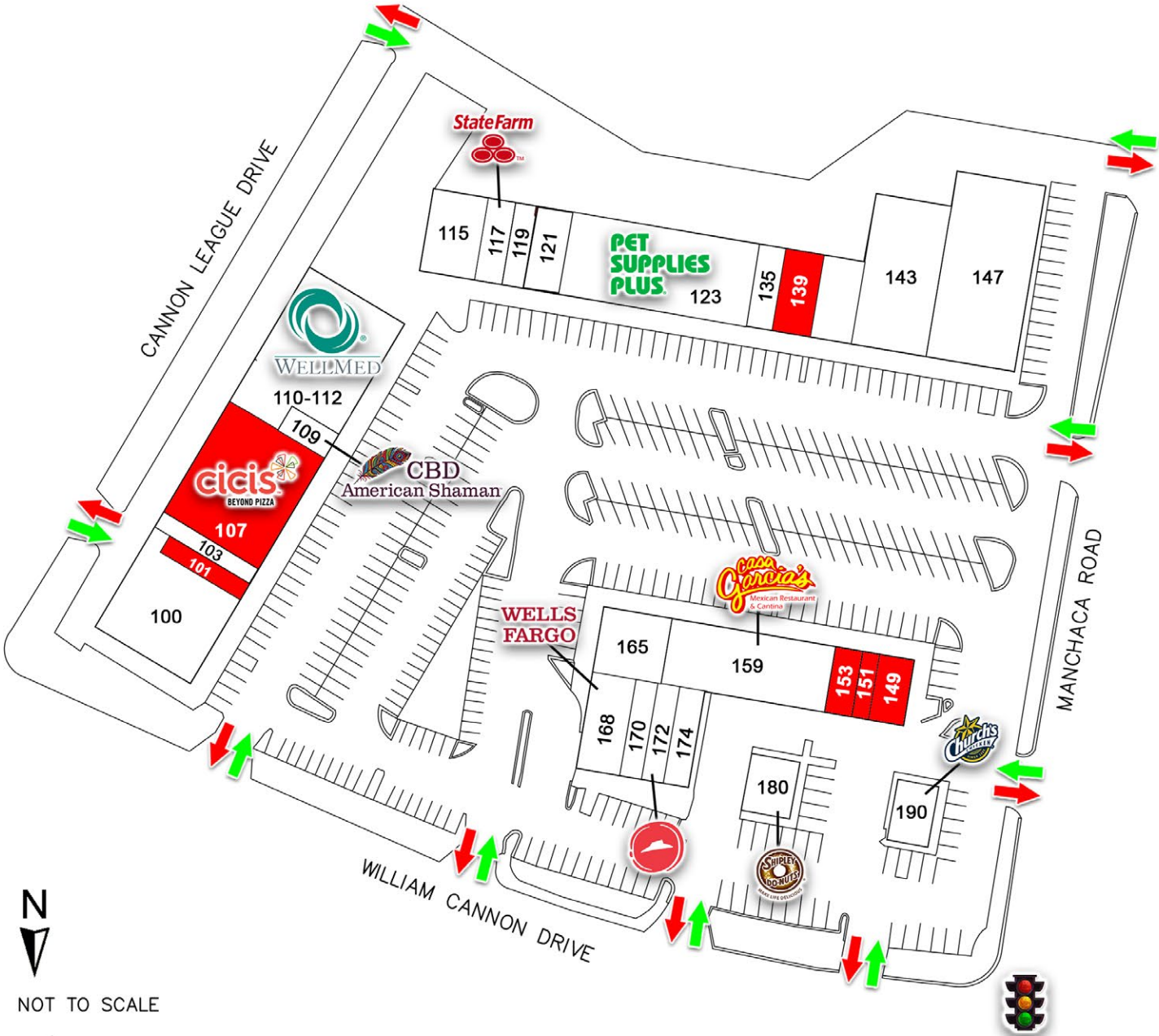
Manchaca Rd: 30,332 VPD (TXDOT 2018)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	17,681	132,098	311,309
Daytime Pop.	14,527	120,900	294,820
Avg HH Income	\$92,204	\$88,606	\$102,844



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- Pad Capital Texas Ice
- 100 City of Austin
- 101 1,828 SF AVAILABLE**
- 103 Capitol Cleaners
- 107 Cici's Pizza (operating but AVAILABLE - 5,000 SF)**
- 109 American Shaman
- 110-112 WellMed Medical
- 115 Hao Hao Restaurant
- 117 State Farm
- 119 Supreme Cuts
- 121 Accent Trophies
- 123 Pet Supplies Plus
- 135 Austin Gifts & tobacco
- 137 Scott Branyon, DDS
- 139 1,640 SF AVAILABLE**
- 143 Vida Dental
- 147 Betsy's Billiards
- 149 Torres Hair Designs (operating but AVAILABLE - 1,300 SF)**
- 151 Dirty Dog (operating but AVAILABLE - 600 SF)**
- 153 South Austin Pet Clinic (operating but AVAILABLE - 988 SF)**
- 159 Casa Garcia's
- 165 Old School Liquor & Market
- 168 Wells Fargo
- 170 Living Color Nails
- 172 Pizza Hut
- 174 C&C Retail
- 180 Shipley's Donuts



NOT TO SCALE



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