

FOR LEASE  
1716 S. CONGRESS AVE  
Austin, Texas 78704



## PROPERTY OVERVIEW

Located in the heart of the unique destination of Austin's iconic South Congress Avenue known as SoCo. Enjoyed by locals and visitors from around the world, this highly sought after retail and entertainment district is home to a diverse collection of national and international brands, fabulous restaurants, funky vintage shops, chic boutiques, cool bars and live music. The SoCo district is incredibly walkable and also has plenty of street parking, scooters and ride-share options.

## HIGHLIGHTS

- 2,956 sf second generation restaurant space with outdoor seating.
- Located on the west side of South Congress Ave. between West Milton and West Annie Streets.
- Adjacent retailers include June's All Day restaurant, Tiny Grocer, Heritage Boot Company, Jones Road Beauty, Yellow Rose by Kendra Scott, Big Top Cany Shop, and a variety of other retail boutiques.
- The site is approximately one mile from downtown Austin to the north and Interstate 35 to the east, and approximately two miles from the MoPac Expressway to the west and Highway 71/US-290 to the south.

### 2023 POPULATION

88,764 - 2 miles

### DAYTIME POPULATION

183,391 - 2 miles

### AVERAGE HH INCOME

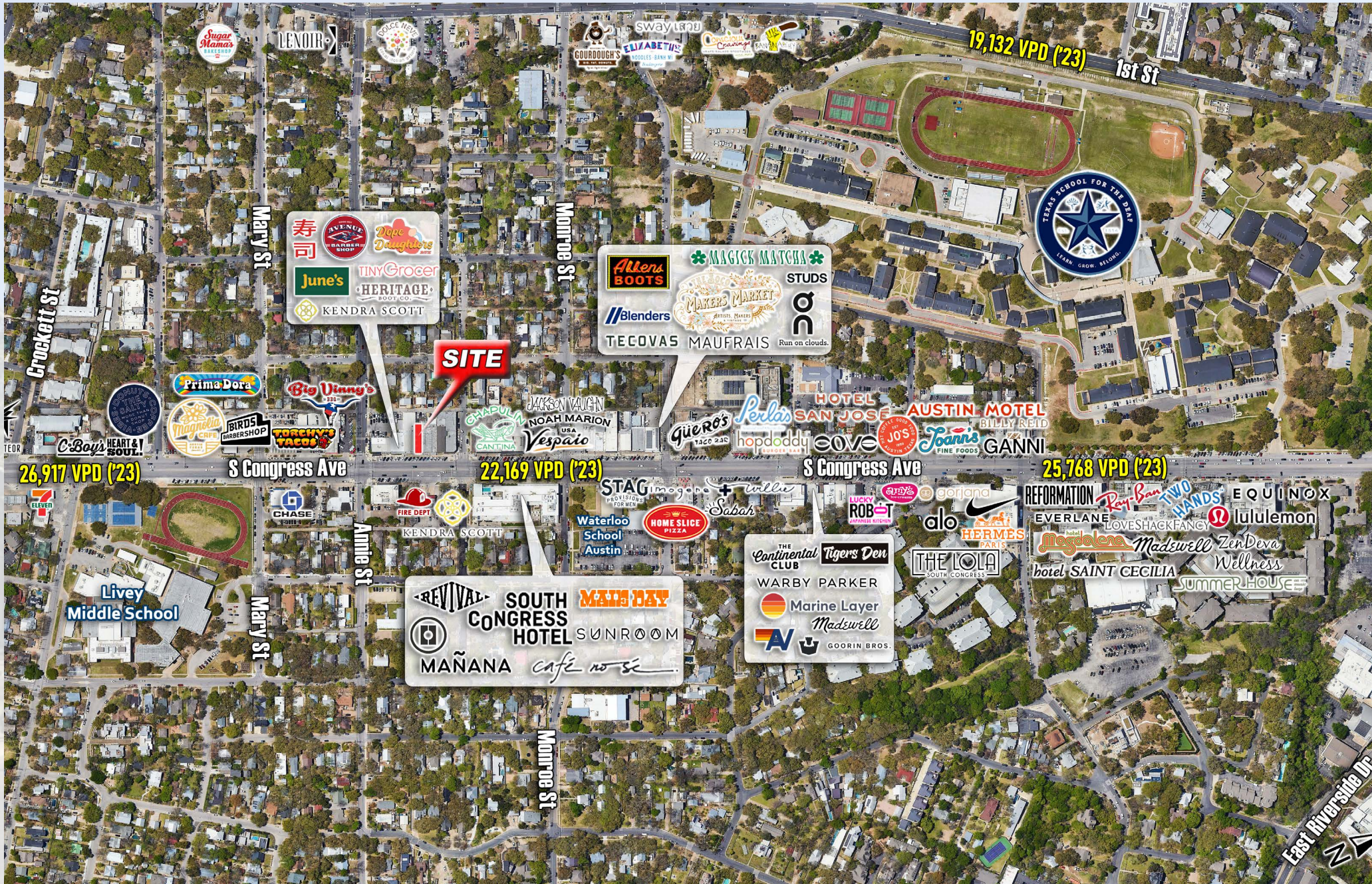
\$137,862 - 2 miles

### AVERAGE HOME VALUE

\$820,412 - 2 miles

### TRAFFIC COUNT

22,169 VPD ('23)

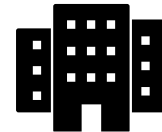


## Nearby Dining

40 Restaurants within 0.3 Miles, including:

- Aba Austin
- Amy's Ice Cream
- Big Top - Candy Shop & Soda Fountain
- Cafe no Se
- Chapulin Cantina
- Enoteca Vespaio
- Gelato Paradiso
- Guero's Taco Bar
- Home Slice Pizza
- Hopdoddy Burger Bar
- Jeni's Splendid Ice Creams
- Joann's Fine Foods
- Jo's Coffee
- June's All Day
- Little Brother Coffee & Kolaches
- Lucky Robot
- Maie Day
- Manana
- The Butchers Daughter
- LaLa Land Kind Cafe
- Otoko
- Perla's
- Torchy's Tacos

## 10 Min Drive



To Downtown  
Austin

## Near 3 Major Highways



## 13 Min Drive



To Austin-Bergstrom  
International Airport

## Nearby Shopping and Popular Hot Spots

- Allens Boots
- Alo Yoga
- Avenue Barber Shop
- Aviator Nation
- Billy Reid
- Berkinstock
- BLENDERS Eyewear
- Buck Mason
- Cherry
- Cove Boutique
- Daughters
- Equinox
- Everlane
- Frame
- Ganni
- Garrett Leight Californi Optical
- Goorin Bros. Hat Shop
- Heritage Boot Co.
- Hermes Paris
- Howler Brothers
- Kendra Scott
- King Ranch
- Le Labo
- Lululemon
- Lucchese
- Madewell
- Marine Layer
- Moscot
- Nike
- On Running
- Prototype Vintage
- Ray Ban
- Reformation
- Service Menswear
- Sezane
- Stag Provisions for Men
- Studs
- Tecovas
- The Continental Club

**VISIT  
Austin**  
Top Things  
To Do & See  
on  
South Congress

**Tripadvisor**  
Top 25  
Things To Do  
in Austin

**Forbes**★★★  
TRAVEL GUIDE  
Top 10  
Austin  
Attractions



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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