



LEAD COMMERCIAL

510 W. OLTORF STREET | AUSTIN, TEXAS 78704 Retail for Lease



BUILDING SIZE: 2,231 SF

LOT SIZE: +/- 27,001 SF

PARKING: 23 spaces

ZONING: GR-CO-NP

USE: Restaurant

TERM: 3 - 5 Years

AVAILABLE: Now (Vacant)

RENTAL RATE: Negotiable

Great parking (15:1000)

Drive-through window

Excellent location between SoCo and S 1st

External signage opportunity

Single tenant

Former Church's Chicken fast food restaurant located adjacent to Starbuck's near the northeast corner of S. 1st Street and Oltorf in south Austin. The subject property is located approximately 2 miles from downtown with numerous amenities within walking distance that include many of Austin's local shops, restaurants, hotels, residential apartments, and creative spaces.

Perry Horton
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perry@leadcommercial.com

Julie Jumonville
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www.leadcommercial.com
2007 S. 1st St. Ste. 102
Austin, TX, 78704 | 512-467-2222

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AMENITY MAP



1. Starbucks
2. El Tacorrido
3. Polvos
4. La Mexicana
5. Bouldin Creek Cafe
6. Alcomar
7. Dolce Neve
8. Fresa's
9. Vuka Collective
10. Elizabeth Street Cafe
11. Sway
12. South Congress Hotel
13. Guero's
14. South Congress Cafe
15. Hopdoddy
16. El Mercado
17. Torchy's Tacos
18. Perla's
19. Seventh Flag Coffee Co.
20. Home Slice Pizza
21. The Continental Club
22. Jo's Coffee
23. Hotel San José
24. Vinaigrette
25. H.E.B.
26. Amy's Ice Cream
27. Hotel Saint Cecilia
28. Thai Fresh

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LEAD COMMERCIAL

KEY FACTS: 1 MILE

KEY FACTS

21,119

Population



Average Household Size

32.8

Median Age

\$54,652

Median Household Income

EDUCATION

7%

No High School Diploma



13%

High School Graduate



21%
Some College



59%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

75%



Blue Collar

9%



Services

16%

4.0%

Unemployment Rate

BUSINESS



1,172

Total Businesses



11,047

Total Employees

INCOME



\$54,652

Median Household Income



\$42,865

Per Capita Income



\$20,001

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (14.0%)

The smallest group: \$150,000 - \$199,999 (7.8%)

Indicator	Value	Difference	
<\$15,000	12.5%	+2.6%	
\$15,000 - \$24,999	10.3%	+1.9%	
\$25,000 - \$34,999	10.5%	+1.3%	
\$35,000 - \$49,999	13.3%	+0.5%	
\$50,000 - \$74,999	14.0%	-3.1%	
\$75,000 - \$99,999	9.3%	-2.6%	
\$100,000 - \$149,999	14.0%	-0.6%	
\$150,000 - \$199,999	7.8%	+0.9%	
\$200,000+	8.4%	-0.9%	

Bars show deviation from Travis County

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LEAD COMMERCIAL

KEY FACTS: 2 MILE

KEY FACTS

79,737

Population



Average Household Size

33.0

Median Age

\$50,683

Median Household Income

EDUCATION

11%

No High School Diploma



12%

High School Graduate



22%
Some College



55%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

70%



Blue Collar

12%



Services

18%

4.0%

Unemployment Rate

BUSINESS



5,021

Total Businesses



66,033

Total Employees

INCOME



\$50,683

Median Household Income



\$40,102

Per Capita Income



\$15,130

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: \$150,000 - \$199,999 (5.5%)

Indicator	Value	Difference	
<\$15,000	11.7%	+1.8%	
\$15,000 - \$24,999	11.0%	+2.6%	
\$25,000 - \$34,999	12.1%	+2.9%	
\$35,000 - \$49,999	14.6%	+1.8%	
\$50,000 - \$74,999	16.5%	-0.6%	
\$75,000 - \$99,999	10.0%	-1.9%	
\$100,000 - \$149,999	11.4%	-3.2%	
\$150,000 - \$199,999	5.5%	-1.4%	
\$200,000+	7.2%	-2.1%	

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LEAD COMMERCIAL

KEY FACTS: 3 MILE

KEY FACTS

150,548

Population



2.1

Average Household Size

32.1

Median Age

\$48,515

Median Household Income

EDUCATION

12%

No High School Diploma



15%

High School Graduate



25%

Some College



51%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

68%



Blue Collar

13%



Services

19%

4.1%

Unemployment Rate

BUSINESS



12,040

Total Businesses



187,939

Total Employees

INCOME



\$48,515

Median Household Income



\$37,477

Per Capita Income



\$14,637

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.7%)

The smallest group: \$150,000 - \$199,999 (5.4%)

Indicator	Value	Difference	
<\$15,000	13.9%	+4.0%	
\$15,000 - \$24,999	11.2%	+2.8%	
\$25,000 - \$34,999	11.8%	+2.6%	
\$35,000 - \$49,999	14.2%	+1.4%	
\$50,000 - \$74,999	15.7%	-1.4%	
\$75,000 - \$99,999	10.1%	-1.8%	
\$100,000 - \$149,999	10.8%	-3.8%	
\$150,000 - \$199,999	5.4%	-1.5%	
\$200,000+	6.9%	-2.4%	

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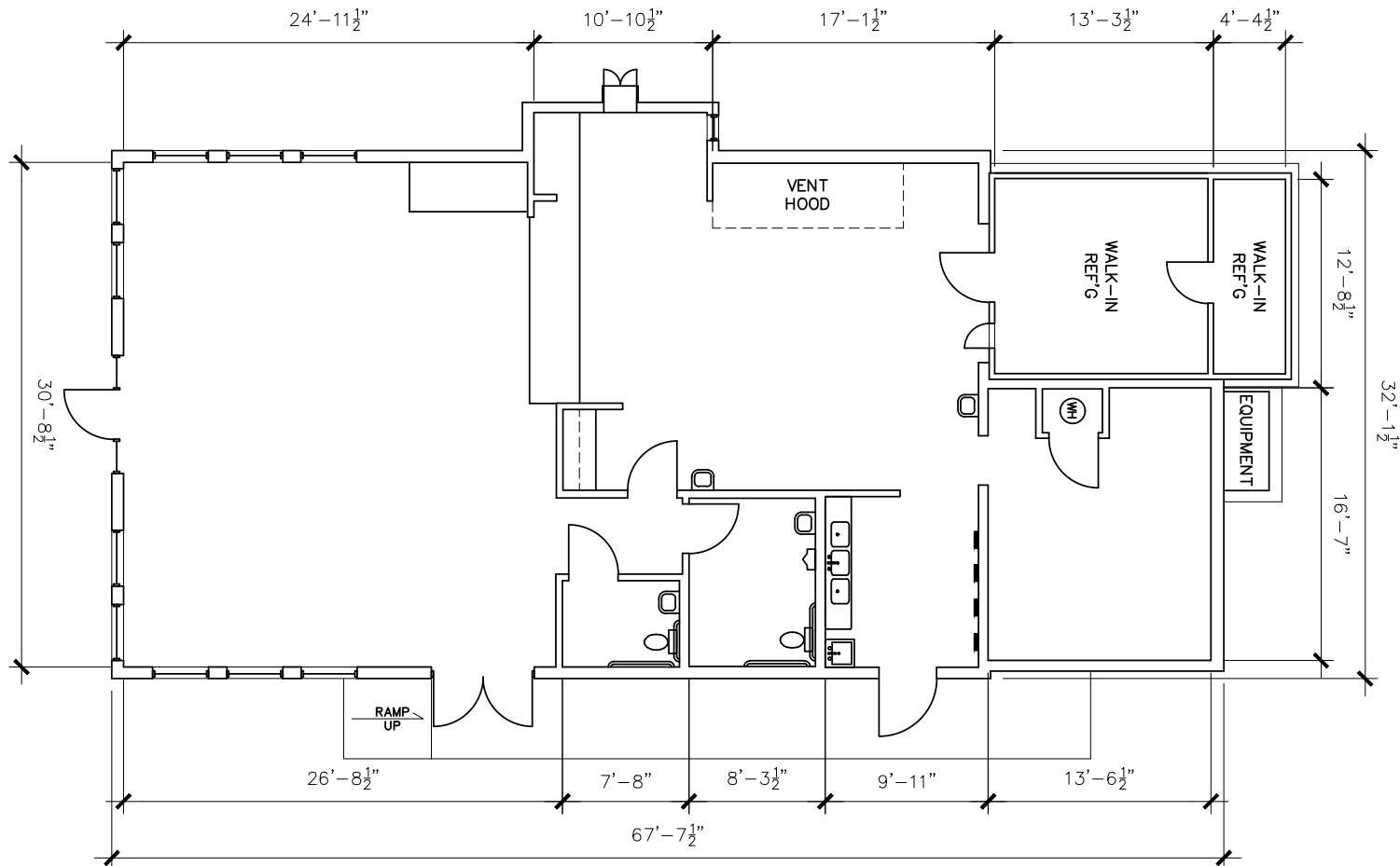
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FLOOR PLAN



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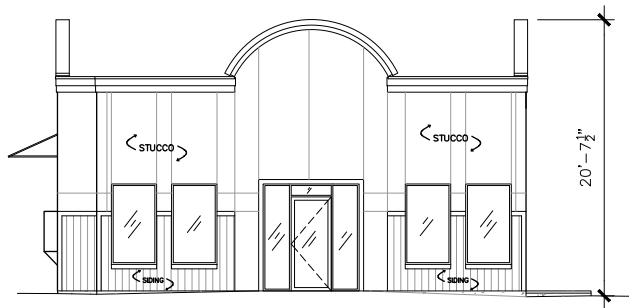
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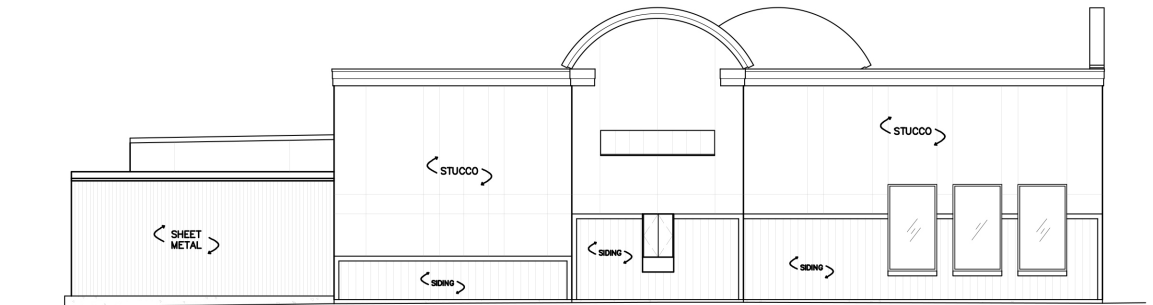


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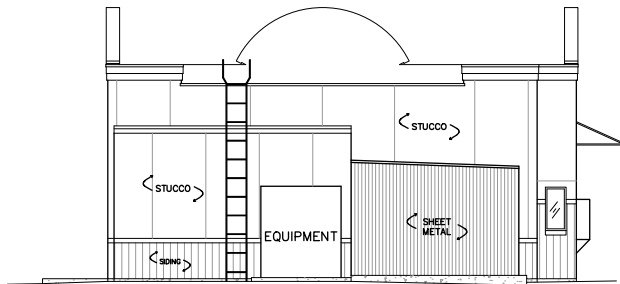
ELEVATIONS



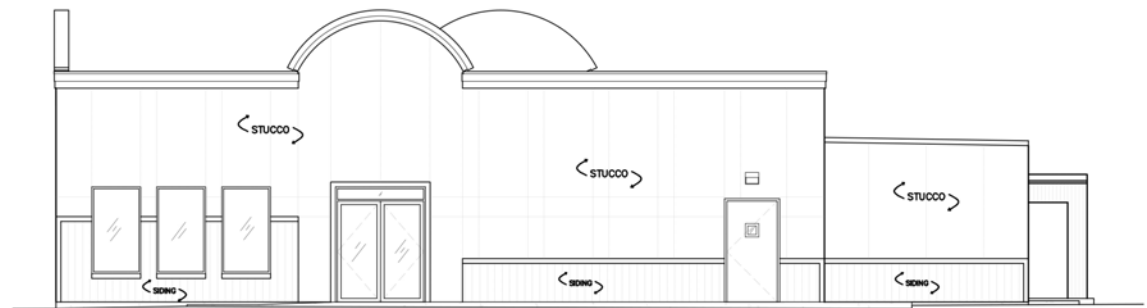
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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SURVEY

SCHEDULE B NOTES

See 03.04 as to Lot 8, Block 5. This lot is subject to an electric and telephone line and easement easement granted to the City of Austin by instrument 008783, 008784, 008785, 008786, 008787, 008788, 008789, 008790, 008791, 008792, 008793, 008794, 008795, 008796, 008797, 008798, 008799, 008800, 008801, 008802, 008803, 008804, 008805, 008806, 008807, 008808, 008809, 008810, 008811, 008812, 008813, 008814, 008815, 008816, 008817, 008818, 008819, 008820, 008821, 008822, 008823, 008824, 008825, 008826, 008827, 008828, 008829, 008830, 008831, 008832, 008833, 008834, 008835, 008836, 008837, 008838, 008839, 008840, 008841, 008842, 008843, 008844, 008845, 008846, 008847, 008848, 008849, 008850, 008851, 008852, 008853, 008854, 008855, 008856, 008857, 008858, 008859, 008860, 008861, 008862, 008863, 008864, 008865, 008866, 008867, 008868, 008869, 008870, 008871, 008872, 008873, 008874, 008875, 008876, 008877, 008878, 008879, 008880, 008881, 008882, 008883, 008884, 008885, 008886, 008887, 008888, 008889, 008890, 008891, 008892, 008893, 008894, 008895, 008896, 008897, 008898, 008899, 008900, 008901, 008902, 008903, 008904, 008905, 008906, 008907, 008908, 008909, 008910, 008911, 008912, 008913, 008914, 008915, 008916, 008917, 008918, 008919, 008920, 008921, 008922, 008923, 008924, 008925, 008926, 008927, 008928, 008929, 008930, 008931, 008932, 008933, 008934, 008935, 008936, 008937, 008938, 008939, 008940, 008941, 008942, 008943, 008944, 008945, 008946, 008947, 008948, 008949, 008950, 008951, 008952, 008953, 008954, 008955, 008956, 008957, 008958, 008959, 008960, 008961, 008962, 008963, 008964, 008965, 008966, 008967, 008968, 008969, 008970, 008971, 008972, 008973, 008974, 008975, 008976, 008977, 008978, 008979, 008980, 008981, 008982, 008983, 008984, 008985, 008986, 008987, 008988, 008989, 008990, 008991, 008992, 008993, 008994, 008995, 008996, 008997, 008998, 008999, 009000.

ALTA/ACSM Title A Notes

Item 15:1 There are no party walls located upon the subject property.
 Item 15:2 There is no utility easement located upon the subject property.
 Item 15:3 There is no evidence of any other easements or encumbrances upon the subject property.
 Item 15:4 There is no evidence of any other easements or encumbrances upon the subject property.
 Item 15:5 There is no evidence of any other easements or encumbrances upon the subject property.

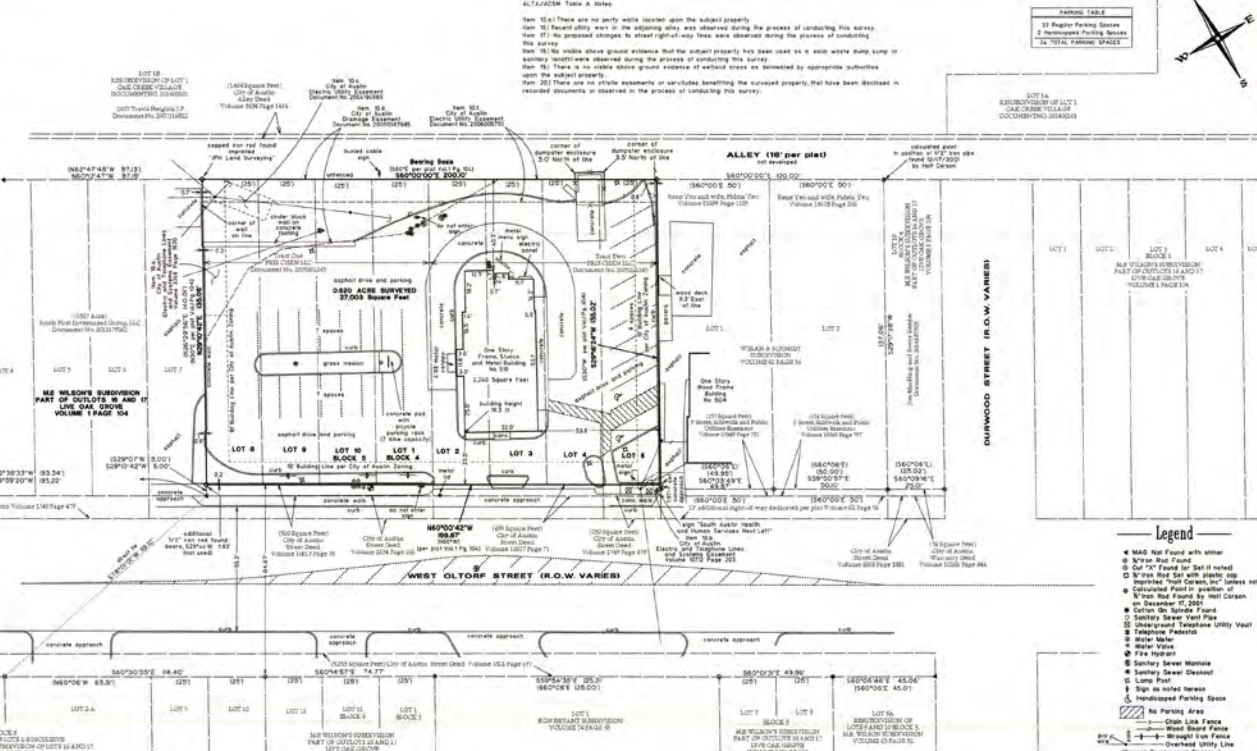
SURVEY PLAN OF
 3.830 ACRES OF LAND, BEING COMPRISED OF LOTS 1-4, BLOCK 4 AND LOTS 8-10, BLOCK 5, M.E. WILSON'S
 SUBDIVISION, PART OF OUTLOTS 16 AND 17, LIVE OAK GROVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1746, PAGE 104 OF THE PUBLIC RECORDS OF
 TRAVIS COUNTY, TEXAS, SAID AND EXCEPT THAT PORTION OF SAID TRACTS AS CONVEYED TO THE CITY OF AUSTIN
 BY DEEDS RECORDED IN VOLUME 1745, PAGE 179 AND VOLUME 2634, PAGE 86 OF THE DEEDS RECORDS OF
 TRAVIS COUNTY, TEXAS, SAID AND VOLUME 1945, PAGE 473 AND VOLUME 2634, PAGE 86 OF THE DEEDS RECORDS OF
 TRAVIS COUNTY, TEXAS.
 LOCATED AT 509 WEST OLTORF STREET IN AUSTIN, TEXAS.

TO HIS VECHERY'S CERTIFICATE
 To All Eureka Holdings, LP, 10 Heritage Time Company of Austin, Inc. and all first American Time Insurance Company.
 This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2017 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, as established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Table A thereof. This field work was completed on January 4, 2018.

Date of Plat on Map: January 14, 2018

 Julie Jumonville
 Registered Professional Land Surveyor No. 5166

ZONING AND OFF-STREET PARKING NOTES
 1) According to the City of Austin, this property is zoned B(D)-10 (Commercial/Community/Driveway-Neighborhood Residential).
 2) According to the City of Austin, this property is zoned B(D)-10 (Commercial/Community/Driveway-Neighborhood Residential).
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 All other questions regarding zoning and off-street parking requirements should be directed to:
 City of Austin
 Department of Planning and Zoning Department
 300 North Congress Street
 Austin, Texas 78701
 or call the Department's Assistance Center
 at 512.977.3170.



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