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OFFICE/RETAIL IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749



FOR LEASE

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RETAIL SPACE: PLAZA I

LOCATION

Located between US Hwy 290 and Loop 1 on W Williams Cannon Dr. This strip center is located closer to Hwy 290, exit off Hwy 290 onto W William Cannon Dr, Go East .42 of a mile, Legend Oaks Strip Center is on the Right.

DESCRIPTION

Park like setting that surrounds this multi-tenant strip center located in Legend Oaks Plaza I with majestic oak trees surrounding and shading this whole complex. Notable tenants include NextCare Urgent Care and Hecho en Mexico Restaurant. Located in between Loop 1 and US Hwy 290 in beautiful south Austin Area, and this site has three ingress/egress points that provide easy access and exit out of this complex. Plenty of parking for all stores and offices employees and customers.

BUILDING SIZE

±10,725 SF

AVAILABLE SPACE

Suite 304: ±971 SF

ZONING

LR, Neighborhood Commercial

LEASE RATE

\$29/SF/YR + NNN

HIGHLIGHTS

- Prime Location between Loop 1 and US Hwy 290 in South Austin
- This Strip Center is .42 of a mile from Hwy 290 for fast access
- This complex sits on a corner lot with three points of Entry
- Plenty of Parking with shade from beautiful oak trees surrounding parking lot.
- Parking is in front of building with additional parking directly across from front parking
- Currently set up for an office but with flexibility use for Retail
- Adjacent space will be coming available this summer.
- Space includes large waiting area in front with 2 very large Offices down the Hall
- Also includes a nice size Restroom and a large storage and utility room in back with outside Exit.

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SUITE 304 PHOTOS



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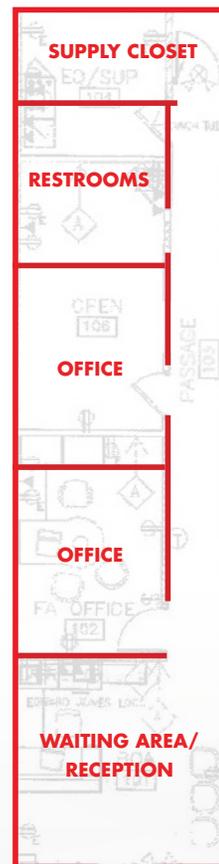
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SUITE 304 FLOOR PLAN



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OFFICE SPACE: PLAZA II

HIGHLIGHTS

- 2nd Gen Offices
- Great Condition
- ADA Compliant
- Move-in Ready
- Easy Access
- Great Visibility
- High Traffic

DESCRIPTION

Conveniently located near Highway 290 and 71, offices are ADA compliant and move-in ready, with easy access and high visibility. Ideal for businesses seeking a second-generation office in the bustling South/West Austin Area.

BUILDING SIZE

±15,025 SF

ZONING

GR-CO-NP, LR-NP

AVAILABLE SPACE

Suite 201: ±1,746 SF

Suite 202: ±543 SF

(Open floor plan - one room with storage closet)

LEASE RATE

Contact Brokers

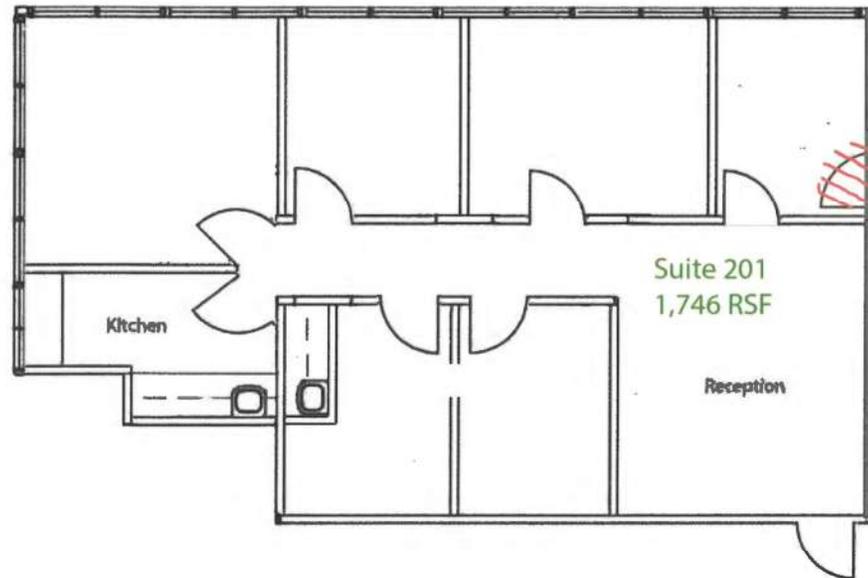
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OFFICE SPACE FLOOR PLANS

SUITE 201 FLOOR PLAN: ±1,746 SF



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SUITE 202 PHOTOS

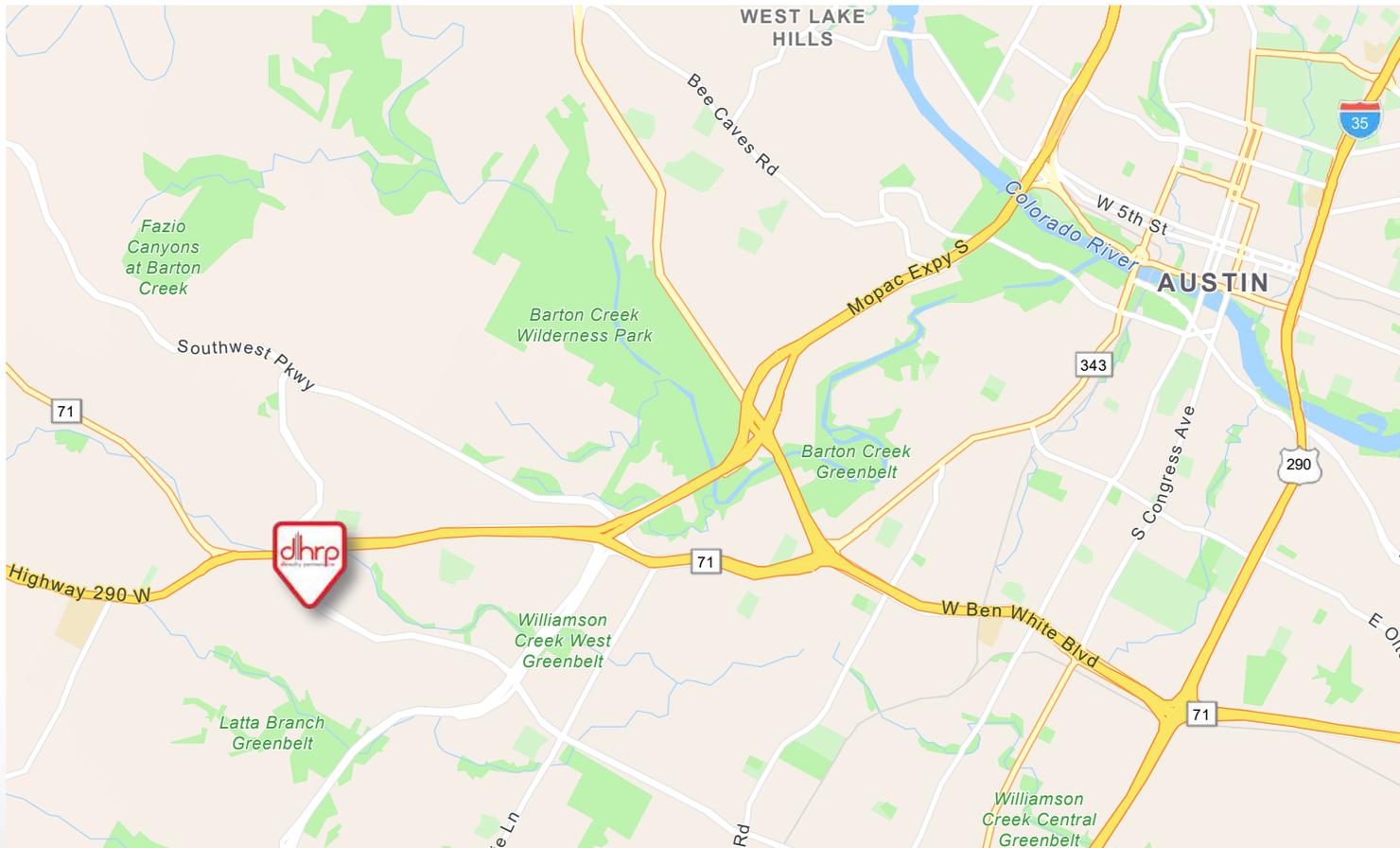


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LOCATION MAP



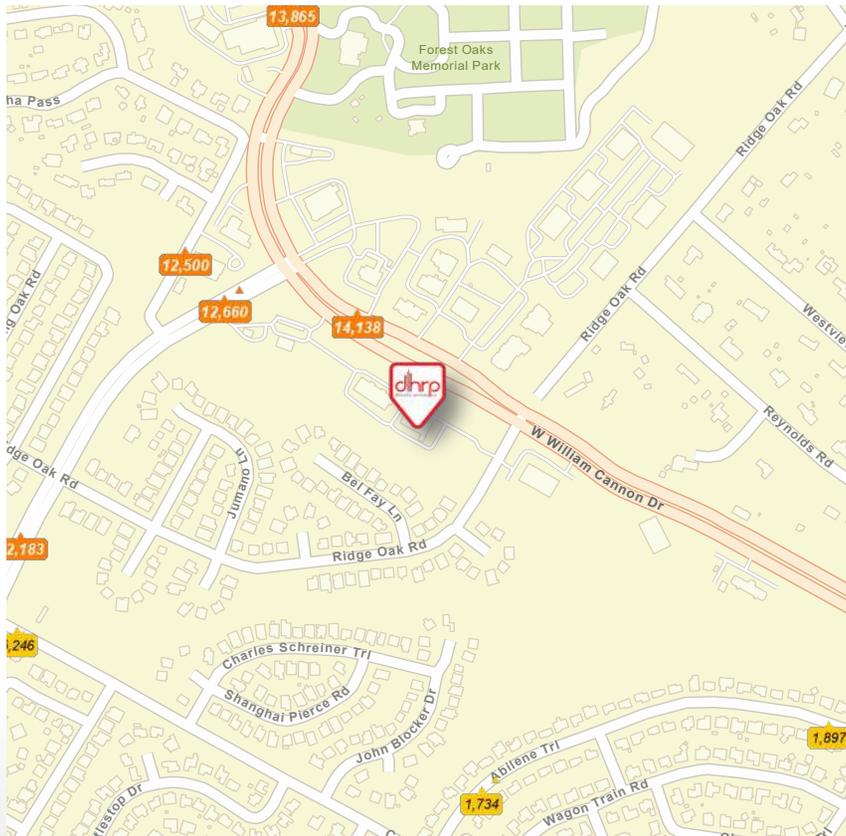
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,331	72,644	173,660
Median Age	41.7	37.7	38.2
Avg Household Income	\$186,873	\$165,575	\$167,790
Median Household Income	\$141,027	\$116,818	\$115,397

Source: ESRI, 2023



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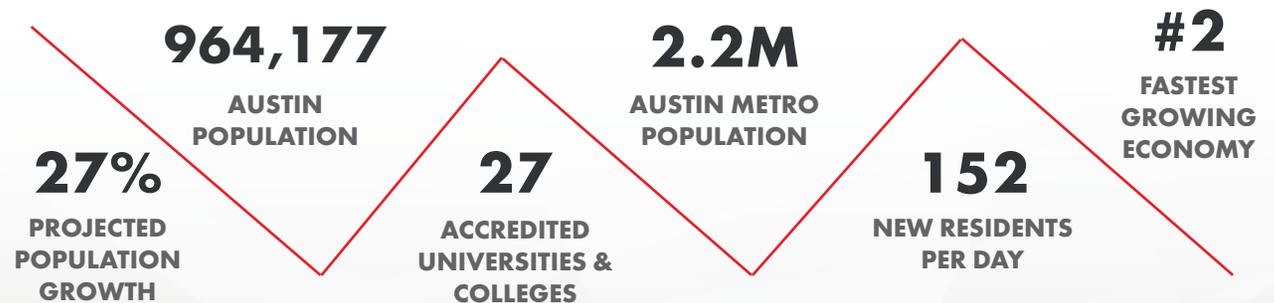
AUSTIN MARKET OVERVIEW



The Lonestar State’s capital and one of the fastest growing cities in Texas, the city of Austin is home to 964,177 people (2021). A number of **Fortune 500 companies** have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. With a thriving local economy, **a central location**, lower taxes and less regulation, Austin has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California.**

Austin has a unique quality of life that attracts and retains a **deep talent pool**. The live-work-play lifestyle is promoted through numerous parks and rivers, recreation, and a thriving live music scene. Nearly 180,000 students from the University of Texas and 26 other public and private colleges make up an ample supply of **well-educated workers for local employers**. The University of Texas, with its 51,000 students, ranks #10 in the nation and the top 40 in the world.

The economy of Austin is fueled by its **software and IT, manufacturing, life sciences, and cybersecurity** industries.



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