

# COLE

300 SOUTH LAMAR



# LOCATION AERIALS



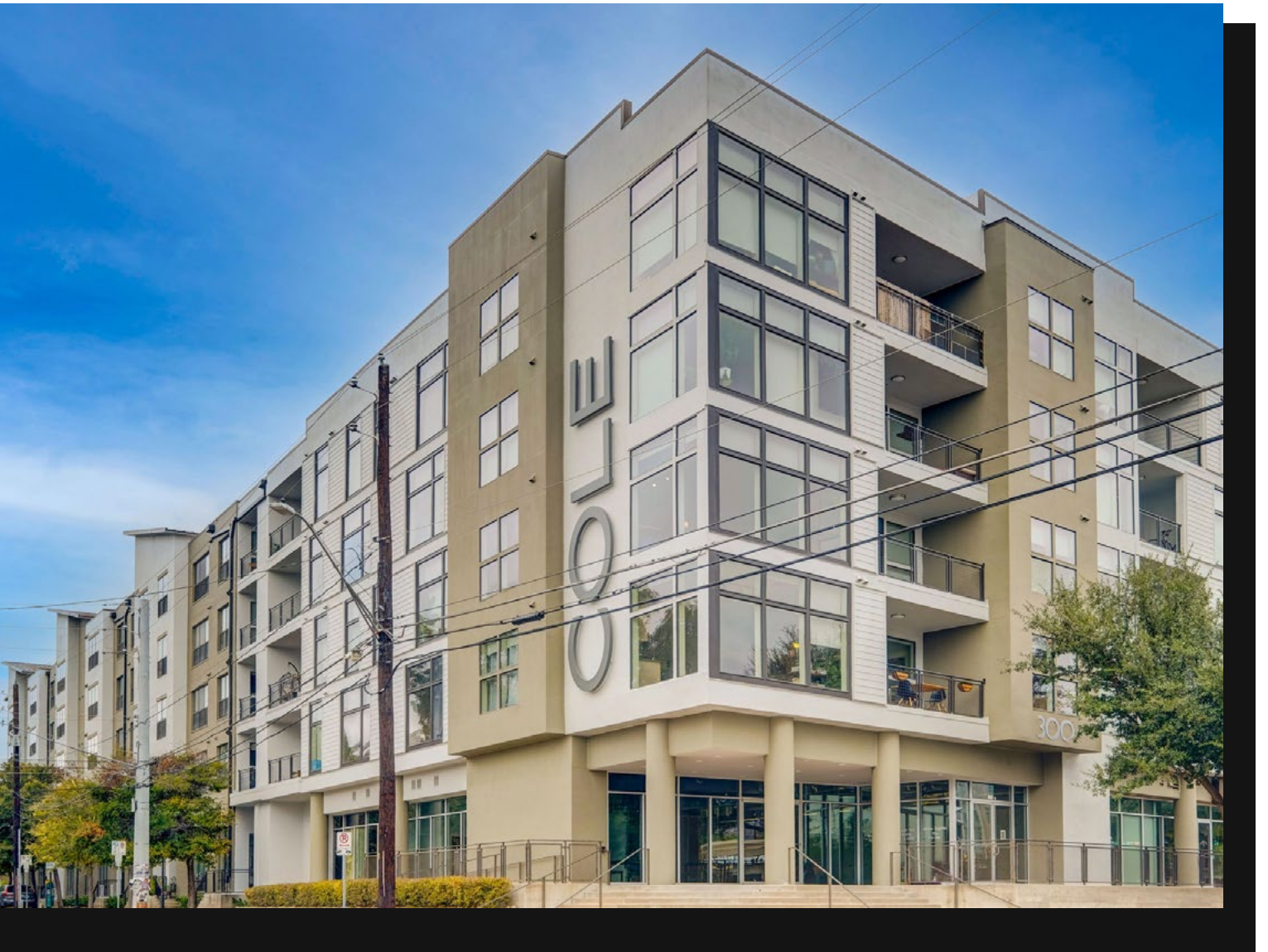


**5,276 SF AVAILABLE**

**3,000 SF 2ND GEN RESTAURANT AVAILABLE**

LOCATED AT THE 4 STAR MID-RISE APARTMENTS  
ON PRIME LOCATION OF SOUTH LAMAR

- Excellent visibility along bustling S. Lamar (41,000 VPD)
- Close proximity to Lady Bird Lake Trail
- Abundant dedicated retail parking in addition to street parking
- New construction along S. Lamar retail corridor



## AREA DEMOGRAPHICS

LOCATED ON THE INTERSECTION OF BARTON SPRINGS  
AND SOUTH LAMAR + MANY SURROUNDING AMENITIES

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### Average HH income

1 mile : \$73,801  
3 mile: \$65,621

### Daytime Population

1 mile : 47,685  
3 mile: 238,502

### Population

1 mile : 12,744  
3 mile: 149,029

CESAR CHAVEZ ST



ROY & ANN BUTLER HIKE AND BIKE TRAIL

COLE



PALMER EVENTS CENTER



BARTON SPRINGS RD



LAMAR UNION

SOUTH LAMAR BLVD



# SITE PLAN

UNIT ONE - SWEAT 440

UNIT THREE - BENJAMIN BEAU SALON

**UNIT FOUR - 5,276 AVAILABLE**

**UNIT FIVE - 3,000 AVAILABLE (2ND GEN RESTAURANT)**



COOLE



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