



3801 S. Congress Avenue  
Austin, TX 78704

SUITE 108 - LEASE PENDING  
1,249 SF AVAILABLE

KAIROI

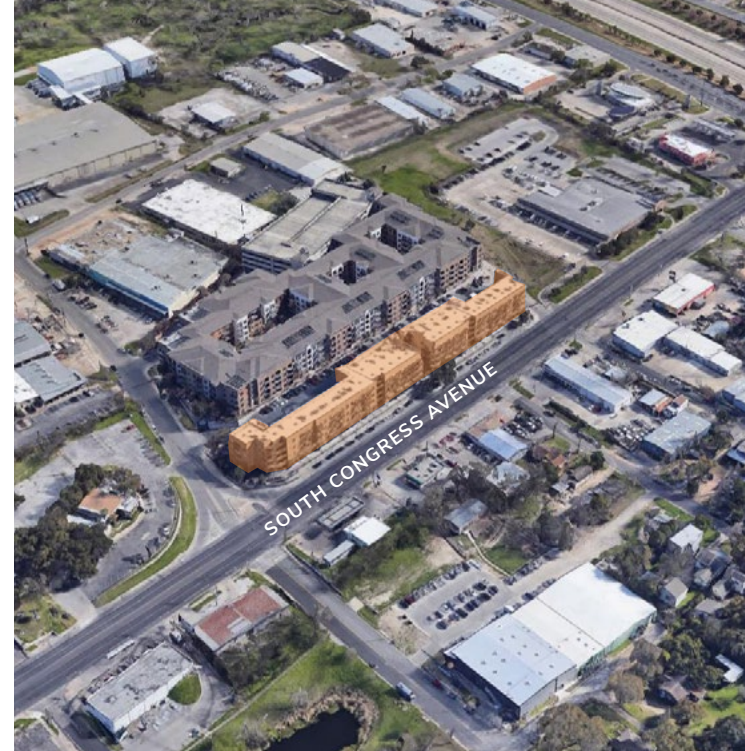


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## PROPERTY OVERVIEW

- Current ownership is investing a significant amount (over \$1.5M) in property improvements, including EV chargers, landscaping improvements, and exterior paint to the retail building.
- Retail located below Debut Soco - 374 units with 550 occupants
- Prime location on the popular South Congress Avenue
- Great visibility along South Congress Avenue
- Situated in close proximity to St. Edwards University
- Abundant dedicated retail parking





## AREA DEMOGRAPHICS



2020  
POPULATION

1 MILE	17,681
3 MILE	188,145
5 MILE	373,223



2020-2025  
POPULATION  
GROWTH

1 MILE	7.45%
3 MILE	8.34%
5 MILE	8.23%



2020  
HOUSEHOLDS

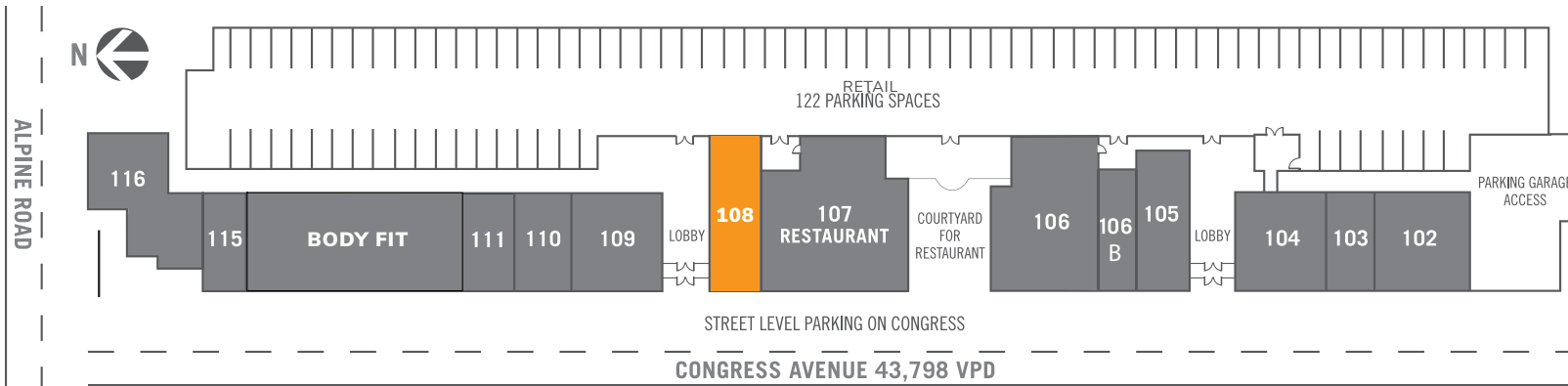
1 MILE	7,492
3 MILE	82,067
5 MILE	152,626



2020  
HOUSEHOLD  
INCOME

1 MILE	\$56,906
3 MILE	\$63,052
5 MILE	\$64,774

Unit	Tenant	SF
116	Small Drinks Lounge	1,776 SF
115	Nu Edge Realty	791 SF
112-113	Body Fit	3,300 SF
111	Hollingsworth Pack	
110	Hollingsworth Engineering	936 SF
109	Sweet Memes	1,425 SF
<b>108</b>	<b>LEASE PENDING</b>	<b>1,249 SF</b>
107	Taste of Ethiopia	3,457 SF
106	Daybreak Dentistry	2,457 SF
105+ 106B	Black Orchid Salon	2,172 SF
104	Cute Nail Studio	1,449 SF
103	SOCO Cleaners	745 SF
102	Newman & Company	1,490 SF





**FOOD + DRINK**

- Cosmic Coffee + Beer Garden
- Leroy & Lewis Barbecue
- Papalote Taco House
- Plaza Colombian Coffee
- P.Terry's Burger Stand
- Poke-Poke
- Lucy's Fried Chicken
- Southside Flying Pizza

- Vinaigrette
- Torchy's Tacos
- June's
- Big Vinny' BBQ
- Cabo Bob's Burritos
- St. Elmo Brewing Co.
- Juice Austin

**SHOPPING + ENTERTAINMENT**

- H-E-B
- Walmart
- FedEx
- Chase Bank
- Allens Boots
- Stag Provisions
- Kendra Scott
- Lucy in Disguise
- Crux limbing
- CVS
- Twin Liquors
- The Great Outdoors
- The UPS Store
- South Austin Park
- Gillis Neighborhood Park
- Blunn Creek Nature Preserve