



THE QUARTERS AT WEST CAMPUS

2200 Rio Grande Street, Austin, TX 78705

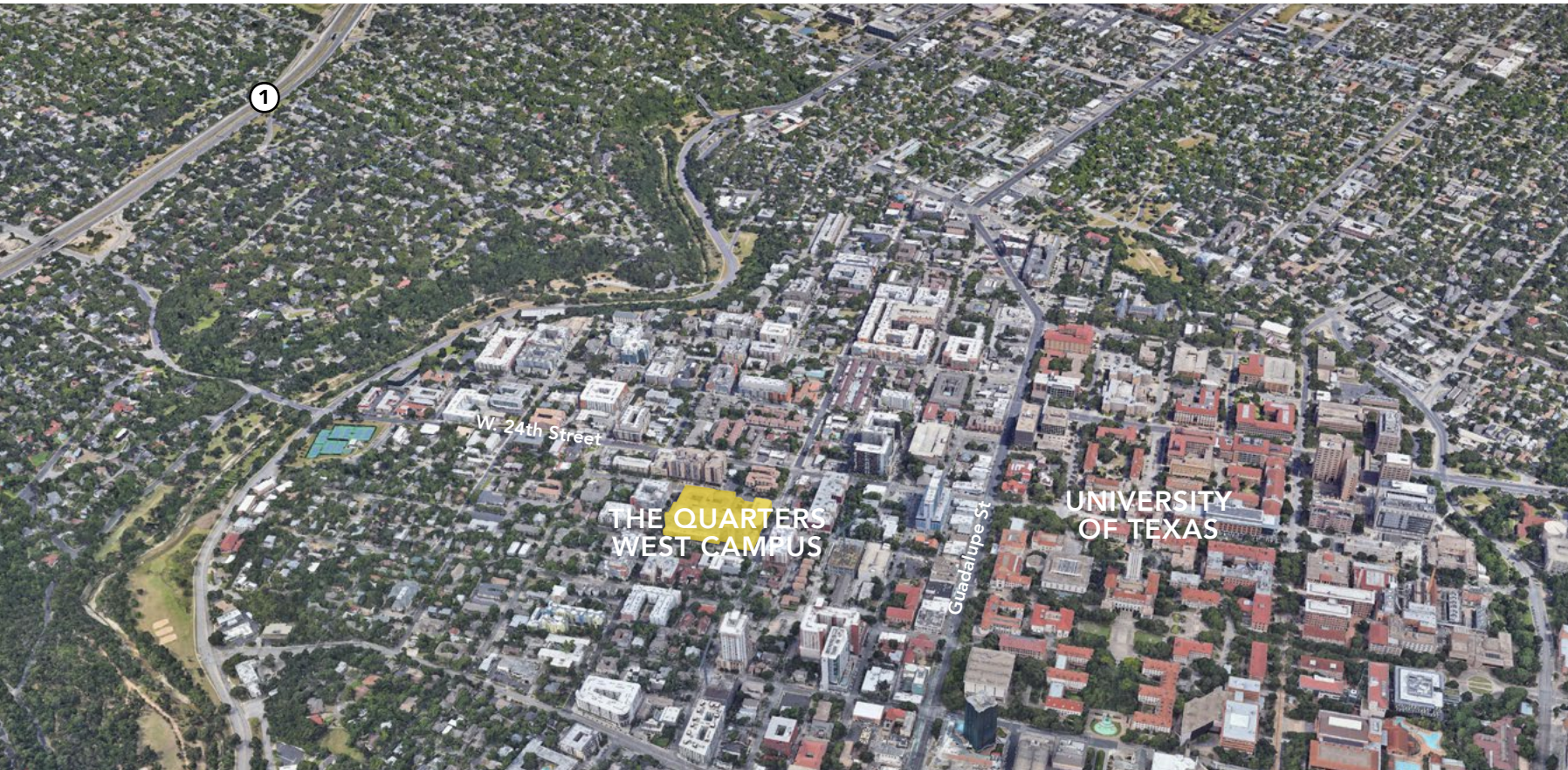
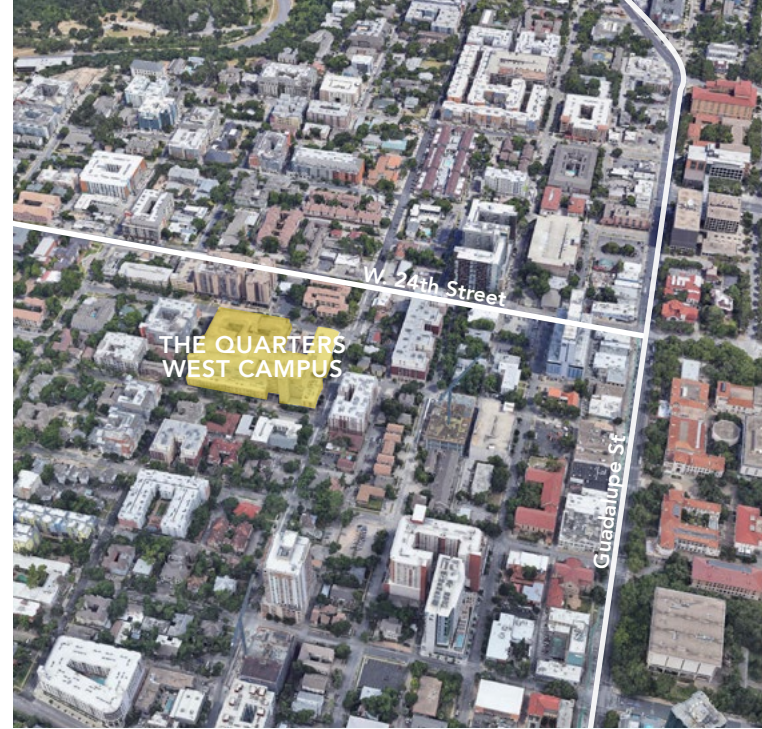
1,979 SF AVAILABLE



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Property Highlights

- 46,000 SF West Campus Retail Opportunity
- Located within UT Campus with Great Foot Traffic
- Surrounded by UT Housing
- \$8.15/NNN
- Outdoor Patio Space Available



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Property Overview

Area Demographics



2020 POPULATION

1 MILE	37,859
3 MILE	172,322
5 MILE	391,244



2020-2025 POPULATION GROWTH

1 MILE	6.55%
3 MILE	8.64%
5 MILE	8.38%



2020 HOUSEHOLDS

1 MILE	13,041
3 MILE	77,947
5 MILE	168,631



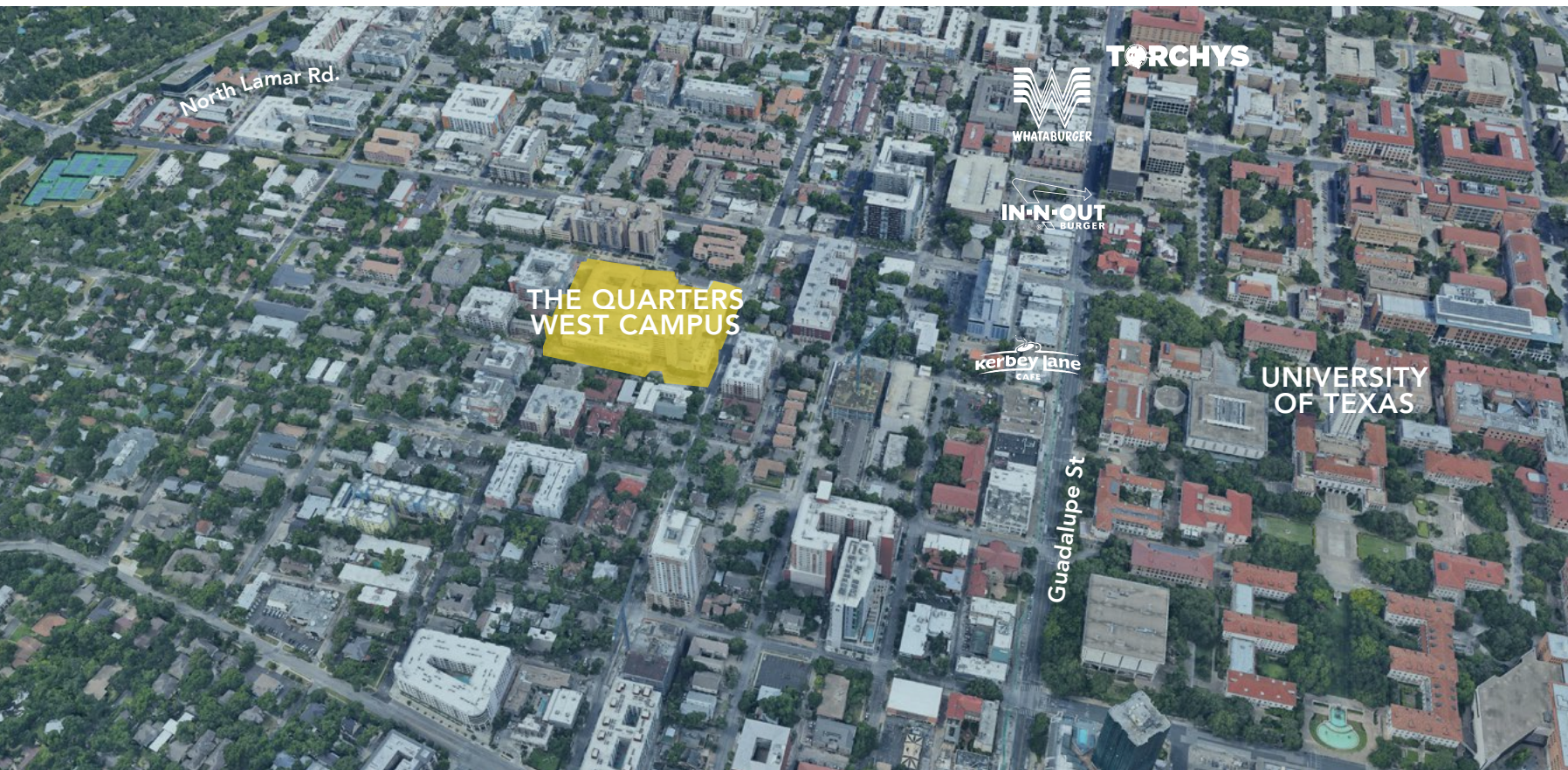
2020 HOUSEHOLD INCOME

1 MILE	\$20,859
3 MILE	\$78,193
5 MILE	\$67,097

Current Tenants



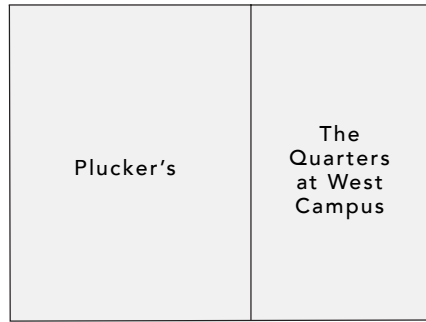
5 Star Forever Nails



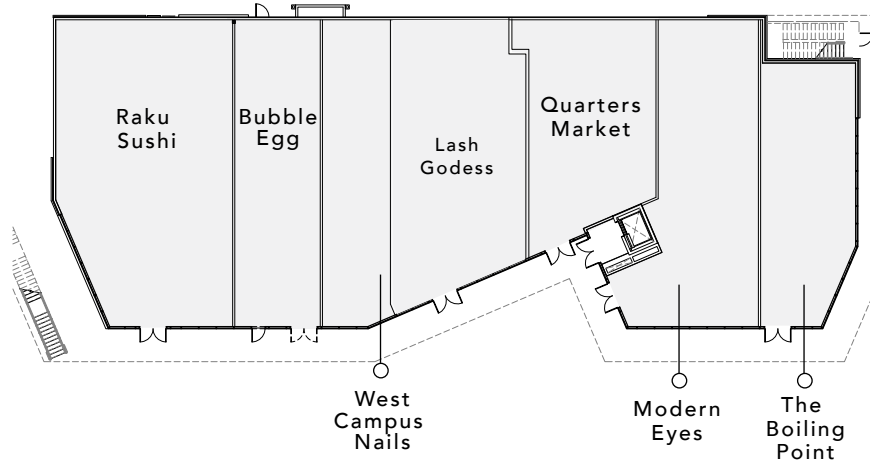
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Surrounding Retailers

SITE PLAN



Rio Grande Avenue

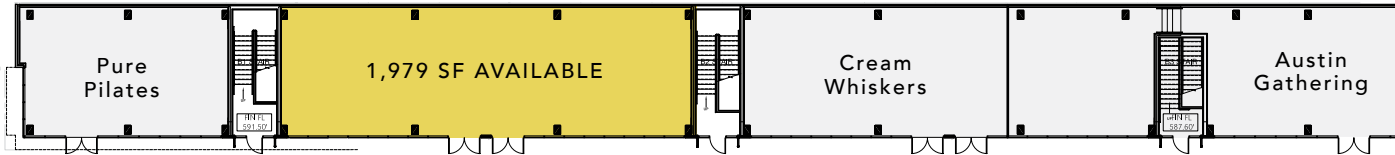


West Campus Nails

Modern Eyes

The Boiling Point

Building Two



Area Demographics

22nd 1/2 Street

Rio Grande Avenue

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