13201 N FM 620 at Lakecreek Parkway

BUILDING V, AUSTIN, TEXAS



PYLON SIGNAGE ON FM 620

FOR LEASE

±3,100 SF Retail or Office

CALL FOR INFORMATION:

(512) 335-5577

www.pohljensen.com

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REAL ESTATE | DEVELOPMENT | INVESTMENT

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AVAILABLE

» ±3,100 SF Retail or Office
» Owner Will Consider Demising for Two Tenants
» Drive-Thru Window
» 3 Restrooms
» Pylon Sign Panel on FM 620 Between Whataburger & Chick-fil-A
» Signage on Building Can Face 620
» Fenced Turf Patio at Rear, Could Be Converted to a Drive-Thru Lane

RATE

NNN Lease - Call for Pricing
NNN Est. $12.00/SF

TRAFFIC COUNT

FM 620 at Lake Creek Pkwy:
43,885 VPD

LOCATION

» FM 620 at Lake Creek Pkwy
» Neighbors Chick-fil-A & Whataburger
» Near Lakeline Mall, US 183 and SH 45



DEMOGRAPHIC SNAPSHOT

	1-Mile	2-Mile	3-Mile
Population	14,438	46,113	95,403
Average HH Income	$147,120	$146,639	$154,874

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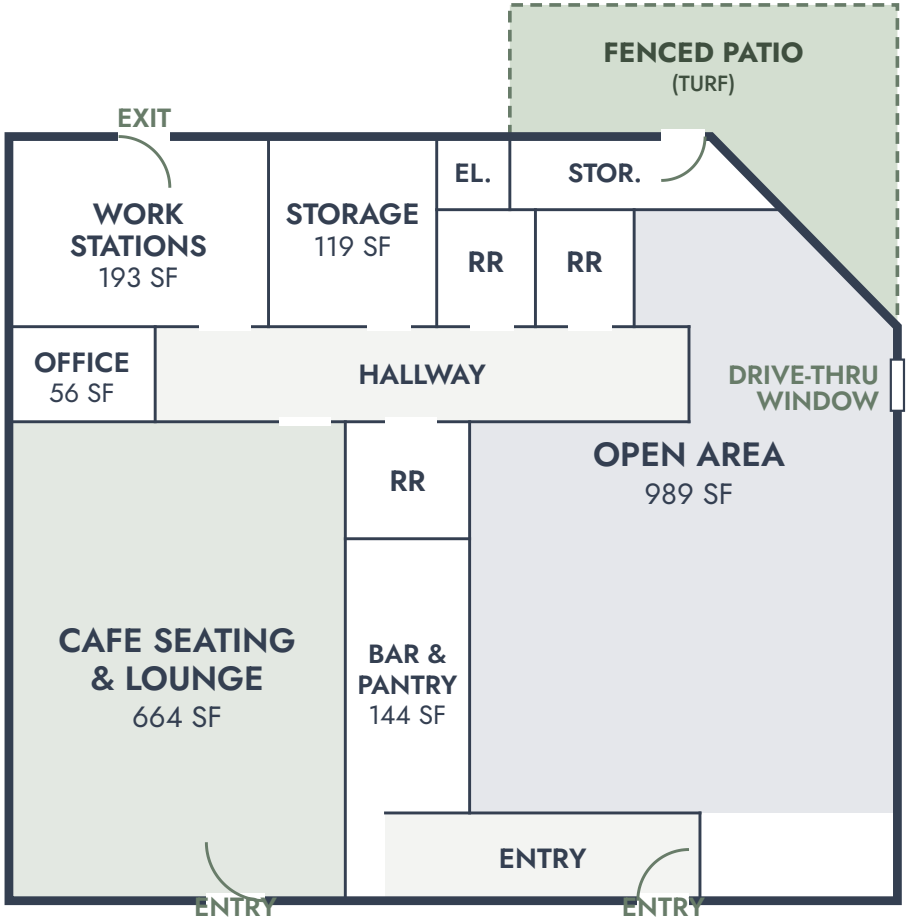
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FLOOR PLAN



Prior tenant layout. Not to scale. Room areas approximate.

SPACE BREAKDOWN	
Open Area	989 SF
Cafe Seating & Lounge	664 SF
Work Stations	193 SF
Bar & Pantry	144 SF
Storage	119 SF
Private Office	56 SF
Restrooms	3
Total Building	**±3,100 SF**

IDEAL FOR

» Retail or Service Business
» Professional or Medical Office
» Coffee, Smoothie or Bakery Concept
» Quick-Service Food or Bank Branch

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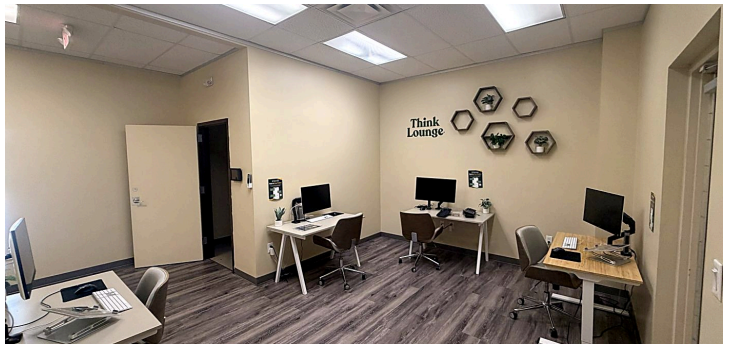
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Rendering for illustration





Rendering for illustration



VISIBLE FROM FM 620 & SH 45

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