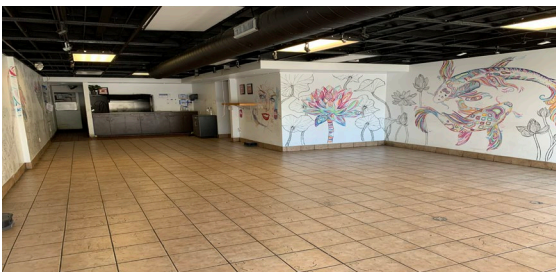




CAMPUS LOCATION HEAVY FOOT TRAFFIC

2716 ½ Guadalupe St, Austin, Tx

Next to UTA campus and surrounded by Student housing. The unit can be used for a variety of retail/office businesses. Former restaurant with flow hood and grease trap. Zoned for liquor sales (CS-1). Central Austin area near campus location with heavy foot traffic. Parking is usually on the street behind on 28th and Nueces.



1,488 SF

**\$20,00/SF Base Rent
\$13.30/SF NNN**

**Flow Hood
Grease Trap**

**Tenant Improvement
Available**

Zoned CS-1

REAL INTERNATIONAL

11770 Jollyville Rd
Austin, Texas

512-688-7548

Robert Lloyd, CCIM

Robert@realinternational.com

