

# DAVENPORT VILLAGE

3801 N CAPITAL OF TEXAS HWY  
AUSTIN, TX 78746

RETAIL PROPERTY FOR LEASE

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## PROPERTY DESCRIPTION

Join the vibrant community at Davenport Village, where an exceptional leasing opportunity awaits your business. With a well-balanced mix of national and local service-based tenants, Davenport Village offers a dynamic environment for success.

Mingle with established brands like Maudie's Tex-Mex restaurant, Salons by JC, and Club Champion, among others. This complementary mix of tenants ensures a diverse range of offerings that cater to the needs and preferences of our discerning clientele.

## PROPERTY HIGHLIGHTS

- Surrounded by high household incomes
- Well known neighborhood shopping center serving the Davenport Ranch, Westlake, Rob Roy, and Barton Creek communities
- In close proximity to Austin Country Club, St Stephens Episcopal School, Pennybacker Bridge, and office buildings
- Excellent visibility from Loop 360, the center is aesthetically pleasing and has unique Mediterranean

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## OFFERING SUMMARY

Available SF:	985 SF - 4,200 SF
Building Size:	128,934 SF
Vehicles Per Day:	66,643 via N. Capital Highway 12, 857 via Westlake Drive
Major Tenants:	Maudie's, Salons by JC, Club Champion, Starbucks

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$272,883	\$241,522	\$192,887
Total Population	3,612	34,435	145,874
Total Households	1,325	14,359	66,099



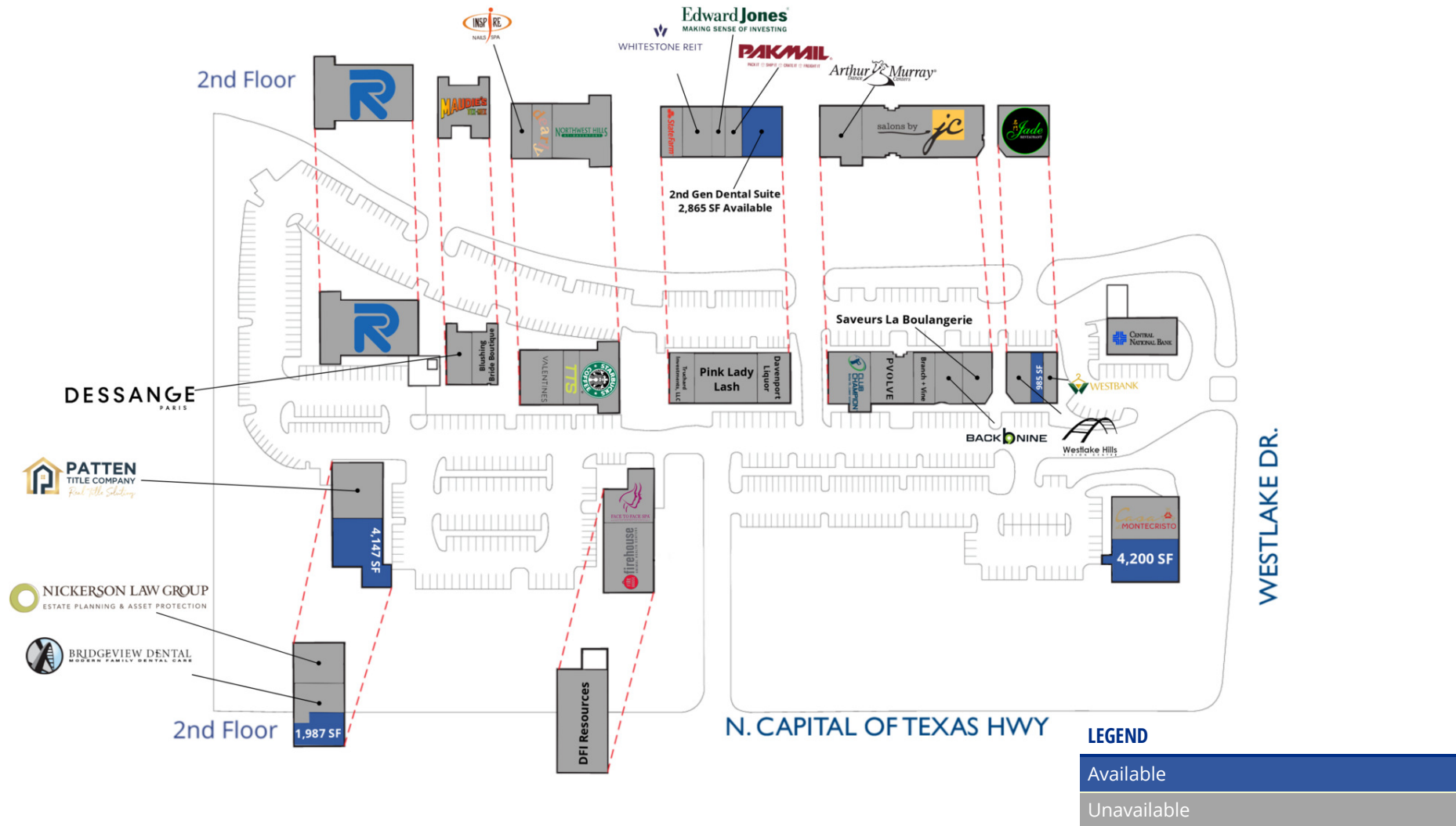
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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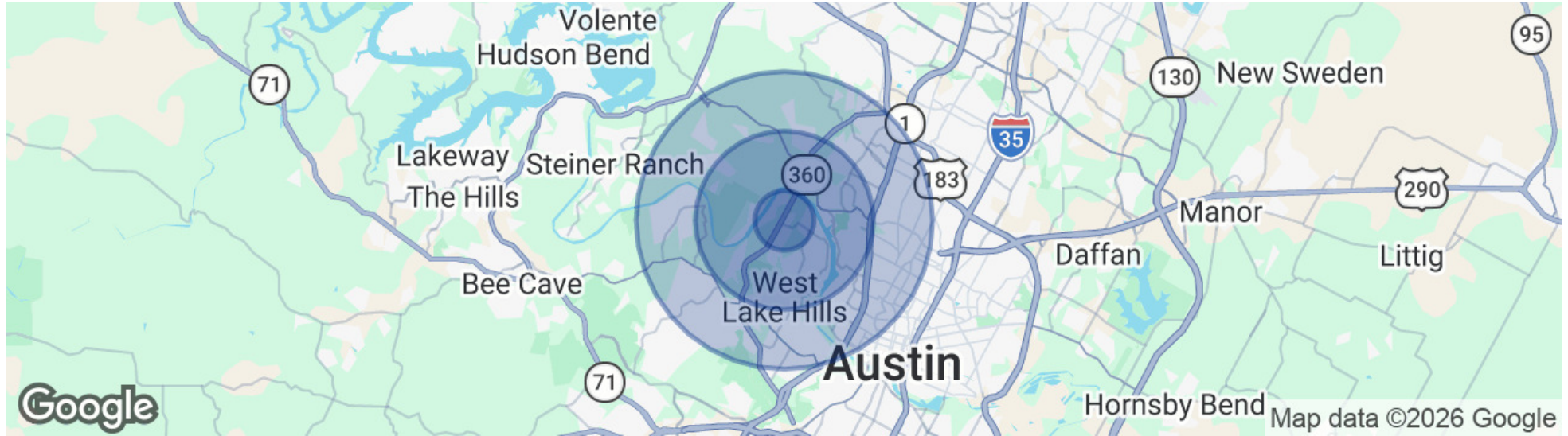
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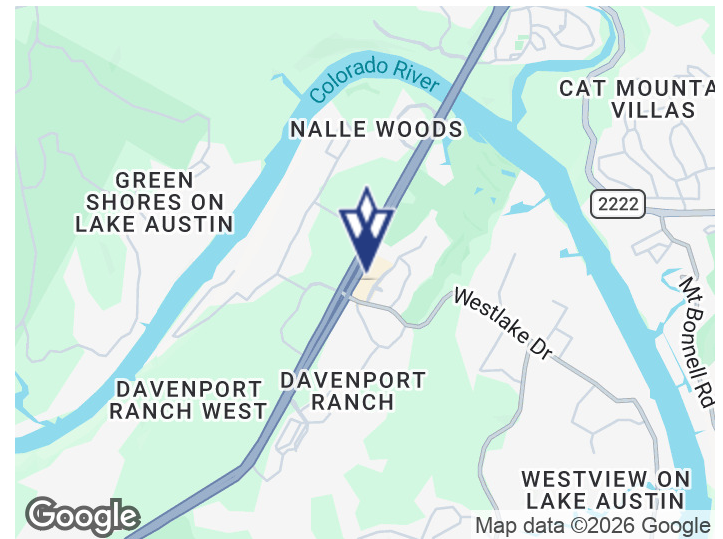


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,612	34,435	145,874
Median age	42	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,325	14,359	66,099
# of persons per HH	2.7	2.4	2.2
Average HH income	\$272,883	\$241,522	\$192,887
Average house value	\$1,596,258	\$1,259,079	\$1,094,035



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