

# PLAZA BALCONES

5505 BALCONES DRIVE  
AUSTIN, TX 78731



## FOR LEASE

### 450 SF

## 2ND FLOOR OFFICE SPACE AVAILABLE

#### SUITE

2nd Floor - 450 SF

#### RATE

\$15.00 (NN)

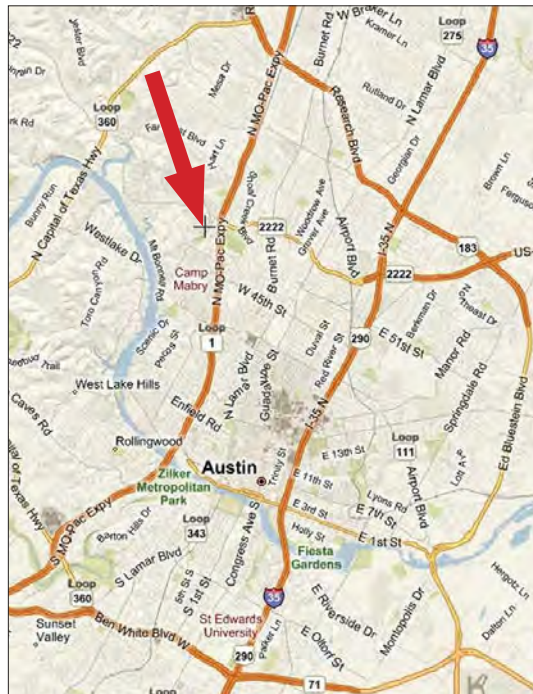
#### EXPENSES

\$3.61 (est. 2011)

- Interior 2nd floor office space
- Easy access to Mopac & FM 2222
- Shadow anchored by Randall's, Starbucks, & Chase Bank.
- Multiple restaurants on-site.

#### TRAFFIC COUNTS

101,000 VPD on Mopac, North of US-290  
70,000 VPD on US-290, East of Mopac



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2010 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	8,915	99,021	277,782
Average HH Income	\$106,523	\$88,071	\$75,594
Households	4,318	48,900	120,575

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