

CENTURY 21[®]

Judge Fite Company

RETAIL SPACE FOR LEASE

1192 Airport Blvd, Austin, Texas 78702



AVAILABLE SPACE

1,000 SF - 4,284 SF

LEASE RATE

\$30.00 PSF + \$12.00 PSF NNN's

PROPERTY HIGHLIGHTS

- Free-standing retail building
- Excellent visibility to Airport Blvd
- One lot south of lighted intersection
- Close proximity to Springdale General, Mueller Redevelopment, and MLK TOD Station
- Pylon signage available

TRAFFIC COUNTS

Airport Blvd : 38,536 VPD ('24)

DEMOGRAPHICS

	3 Mile	5 Mile	5 Min
2025 Population	157,002	351,496	33,152
2030 Proj. Pop	172,161	372,320	38,213
Daytime Pop.	286,274	539,605	29,569
Avg. HH Income	\$128,728	\$134,043	\$146,381



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1192 AIRPORT BOULEVARD

AUSTIN, TX 78702



\$1,100,000



4,284 sqft

DESCRIPTION

Free standing building available for sale or lease on Airport Blvd. The building is vacant and has 3 suites built out for tenants that could be renovated for occupancy. The MEP's were stripped from the building while it was vacant, so it is in modified shell condition and would require new electric service and HVAC's. The CS zoning designation provides flexibility in uses for tenants with retail, medical, office, restaurant, or light distribution requirements.

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800.451.8055

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 1718701
YEAR BUILT: 2004
COUNTY: Travis
TRACT OR SUBDIVIION: Godfrey 01
LIST DATE: 03/04/2026

AREA: 5
SQUARE FEET: 4,284
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.47
LOT SIZE (SQFT): 20,473

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Concrete
- Vinyl

EXTERIOR FEATURES

PARKING:

- None

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- SeeRemarks

UTILITIES:

- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Graham Carter

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BROKERED BY: JSB-Austin, LLC