

## 3100 SoCo

Property ID: 14777265  
<http://listing.loopnet.com/14777265>

**3100 SoCo** 

3100 South Congress Avenue  
 Austin, TX 78704  
 County: Travis

For more information, click to  
 email:

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**Orsus Real Estate**

<p><b>3100 SoCo</b></p> 	<p><b>For Lease</b> <span style="float: right;"><b>Active</b></span></p> <p><b>Primary Type:</b> Shopping Center Specialty Center</p> <p><b>Total Space Available:</b> Fully Leased</p> <p><b>Occupancy:</b> 100%</p> <p><b>GLA:</b> 7,612 SF</p> <p><b>Year Built:</b> 1950</p> <p><b>Date Last Verified:</b> 5/17/2007</p> <p><b>Property ID:</b> 14777265</p>
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#### Additional Photos



#### Additional Information

##### Property Description:

Originally built in the 1950s as a small motel, 3100 SoCo was redeveloped in 2005 as a retail property with a tenant mix that captures the essence of its location - the hip retail area of South Congress in Austin, TX. The area is widely recognized as the art and cultural hub of the city, and the heart of the Keep Austin Weird campaign to support local business and music.

##### Location Description:

Immediately across the street from the subject is St. Edwards University, which is a private liberal arts college home to over 4,000 students. It is also located near Penn Field, a redevelopment of an old air strip that now is occupied by numerous design firms and the studios for Clear Channel Communications. Austin's CBD is only a few miles to the north, and Hwy 71 is only a couple blocks to the south. This puts 3100 SoCo in very close proximity to major areas of interest and major traffic carriers to access all areas of the city.

##### Zoning Description:

CS-CO-NP

**NNN Expenses:** \$7.05

**Additional Types:** Creative/Loft

<b>Anchor Tenant 1:</b>	Amy's Ice Cream	Strip Center
<b>Anchor Tenant 2:</b>	Crown	Neighborhood Center
<b>Anchor Tenant 3:</b>	Strut	

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#### Highlights

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- 2nd generation space available
- hip boutique area
- great visibility
- high traffic area
- strong daytime population



9/1/2006

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