



Silver Creek Shopping Ctr

4101 Parmer Ln, Austin, TX 78727



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Silver Creek Shopping Ctr

\$32.00 /SF/YR

Lease directly with Landlord, Second generation Restaurant Space with Dual usage of Grocery plus Restaurant. With complete Furniture, inventory and Extra large Coolers. Ready to start business. 15 Feet Hood with Grill, 275 BTU Capacity and 900 amps service...

- Second Generation Restaurant Space



Rental Rate:	\$32.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	5
Center Properties:	2
Frontage:	482' on Parmer Ln
Gross Leasable Area:	19,310 SF
Walk Score @:	50 (Fairly friendly)
Transit Score @:	20 (Somewhat friendly)
Taxes:	\$1.00 USD/SF/MO
Operating Expenses:	\$0.67 USD/SF/MO
Rental Rate Mo:	\$2.67 /SF/MO

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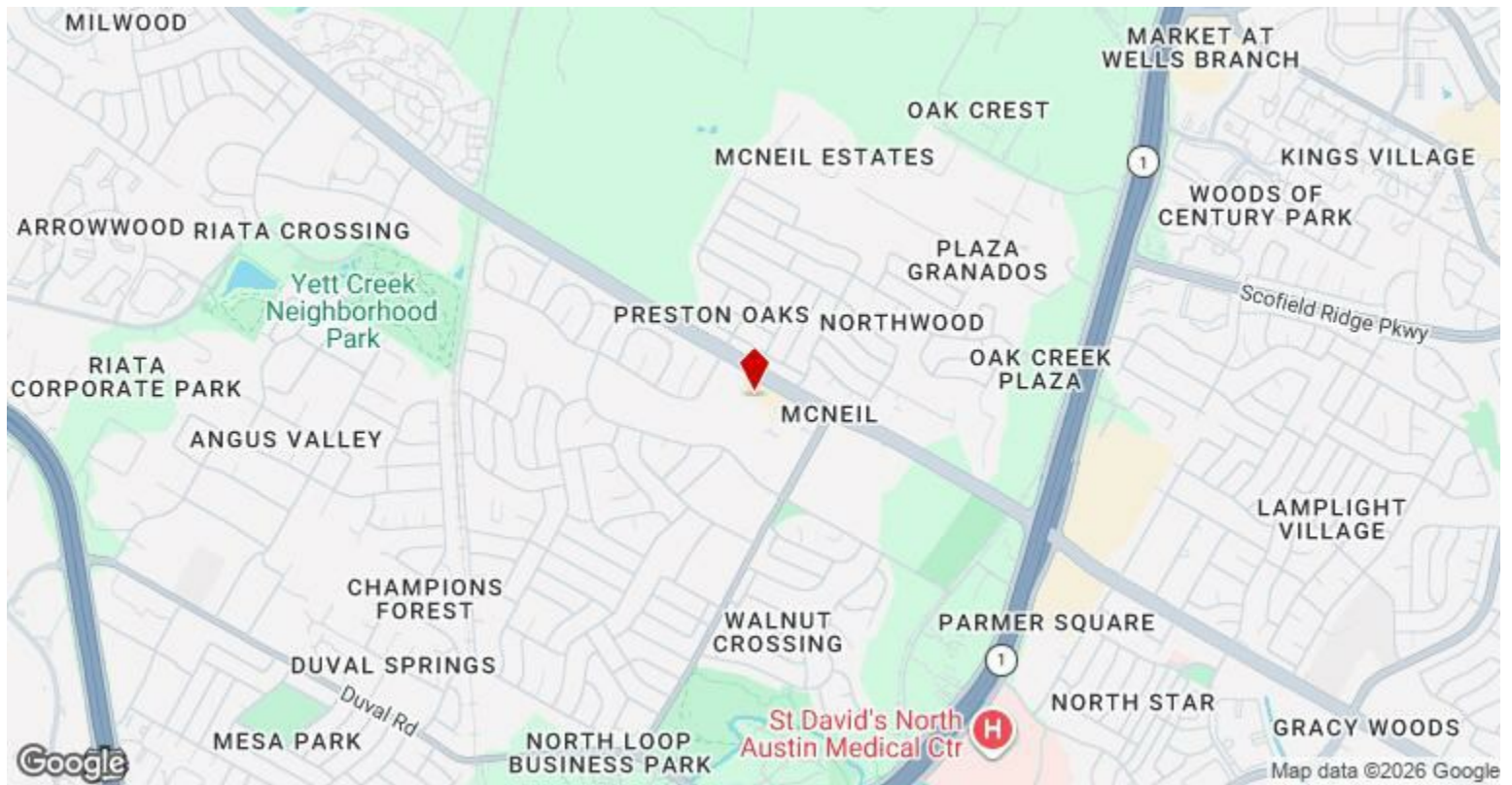
1st Floor Ste C

Space Available	2,611 SF
Rental Rate	\$32.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Leases directly by landlord, Second generation Restaurant Space with Dual usage of Grocery plus Restaurant. With complete Furniture, inventory and Extra large Coolers. Ready to start business.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Austin Grind	-	
Aviator Pizza & Drafthouse	-	
Chicness Nails	-	
Discount Electronics	-	
Green Care Massage	-	
Ideal Image	-	
Kolache Factory	-	
Pitalicious	-	
Small House Solutions	-	
Thai Cuisine	-	



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Property Photos



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Property Photos

