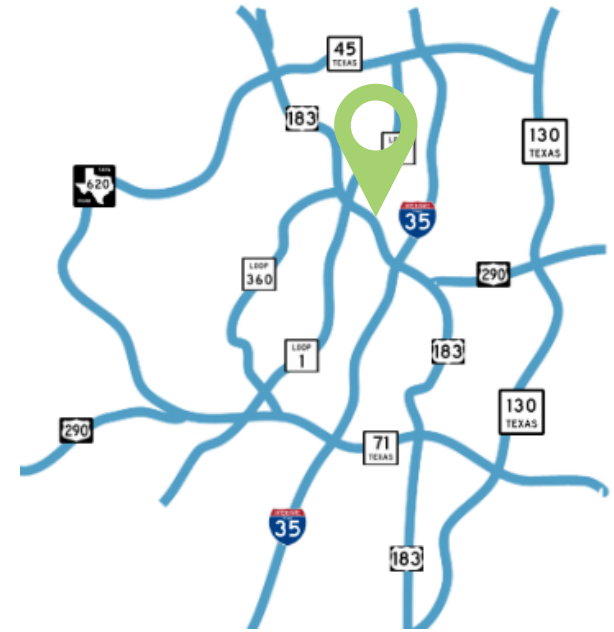


SPACE AVAILABLE

# MOREISH MARKET

8557 RESEARCH BLVD. | AUSTIN, TEXAS | 78758

Moreish Market is a thriving retail center surrounded by dense neighborhoods and positioned along Highway 183. Formerly named Town North, this property is undergoing major renovations, including bold, elevated signage upgrades to make the visibility stand out and feel more modern. Shadow anchored by Target, this center continues to be a high traffic area for both local residents and travelers seeking the popular restaurants and stores it has to offer.



AVAILABLE  
1,522 SF



**FORESITE**  
COMMERCIAL REAL ESTATE

**TRISTEN PALORI**  
SENIOR ASSOCIATE  
(512) 856-4861  
TPALORI@FORESITECRE.COM

Pictures show remodel in progress

# MOREISH MARKET

AUSTIN, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

Nearby residents love coming to Moreish Market, as it's the home to many local family restaurants and stores serving central Austin.

T. PALORI

”

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	24,729	151,924	331,028
Household Income	\$94,835	\$130,333	\$147,709
Households	10,110	68,990	152,407
Median Age	33.9	34.0	34.2

## DESIRED USES

- Asian Supermarket
- Bakery
- Medical
- Beauty

## PROPERTY HIGHLIGHTS

- 1 Diverse & Growing Population:** North Austin has a strong, diverse population with a steady workforce from nearby tech hubs like Apple and IBM.
- 2 Major Developments Nearby:** Close to The Domain and Q2 Stadium, bringing high traffic and business opportunities.
- 3 Prime Location & Growth:** Excellent access via US-183, with rapid residential and commercial growth driving demand.



Pictures show remodel in progress

# MOREISH MARKET

AUSTIN, TEXAS



## PROPERTY SUMMARY

Building Size:	179,798 sf
Property Size:	4.19 acres
YearBuilt:	1981
Rental Rate:	Call broker
NNN Rate:	Call broker
Parking:	189 spaces
Zoning:	CS-1-NP, GR-NP, LO-NP



*Buildings currently undergoing significant renovation.*

# MOREISH MARKET

AUSTIN, TEXAS



Pictures show remodel in progress

# MOREISH MARKET

AUSTIN, TEXAS

*Post-renovation design renderings*





# MOREISH MARKET

AUSTIN, TEXAS

## A CULINARY DESTINATION IN NORTH AUSTIN

Moreish Market is North Austin's **premier dining destination**, featuring a curated mix of **top-tier Asian cuisine**. From rich ramen and sizzling Chinese barbecue to bold Sichuan flavors and fresh sushi, the center offers an **unmatched variety** of authentic flavors.

With **high visibility** along Highway 183, Moreish Market attracts a steady flow of diners from the **surrounding retail, office, and residential areas**. Whether for hot pot, pho, or bubble tea, this vibrant hub delivers a high-quality culinary experience in one **convenient location**.

“**MOREISH:**”

**mōr-ish** | adjective, *UK informal*

(of food) having a very pleasant taste and making you want to eat more.

**DinHo**  
Chinese BBQ

A staple for authentic Chinese barbecue, DinHo Chinese BBQ specializes in expertly roasted duck, crispy pork belly, and char siu. With its family-style dishes and traditional Cantonese flavors, it's a go-to spot for both casual diners and large gatherings.

**PHỞ VÂN**  
VIETNAMESE CUISINE

A hidden gem for Vietnamese comfort food, Pho Van serves up steaming bowls of traditional pho, savory vermicelli plates, and fresh spring rolls. With its homemade broths and generous portions, it's a top pick for authentic Vietnamese flavors in Austin.

三峡人家

**HOUSE OF THREE GORGES**  
[www.houseofthreegorges.com](http://www.houseofthreegorges.com)  
512-953-8666

Offering bold and fiery flavors, House of Three Gorges is known for its authentic Sichuan cuisine. Dishes like the spicy boiled fish and mapo tofu showcase the restaurant's commitment to rich, aromatic, and numbing spice profiles.



A casual and modern sushi spot, Sushi Hi is known for its all-you-can-eat sushi and fresh sashimi selections. With an extensive menu of creative rolls and Japanese favorites, it's a popular choice for sushi lovers looking for quality and value.



A beloved destination for handmade Chinese noodles and dumplings, Julie's Noodles brings the taste of Northern China to Austin. Whether it's the savory beef noodle soup or freshly made xiao long bao, diners love the high-quality ingredients and traditional preparation.

**RAMEN TATSU-YA**

A local favorite, Ramen Tatsu-Ya is Austin's premier ramen shop, serving authentic, rich, and flavorful Japanese ramen. Known for its deeply flavorful tonkotsu broth and creative bowls, this award-winning eatery consistently draws long lines of dedicated fans.

**Co** Coco's cafe  
TAIWANESE COMFORT FOOD & DRINKS

A longtime Austin favorite for Taiwanese bubble tea and street food, Coco's Cafe is famous for its signature pearl milk tea and tasty bites like crispy popcorn chicken. Its relaxed atmosphere and refreshing drink selection make it a go-to for boba enthusiasts.

**EBISU LIFE STORE**

Ebisu Life Store is a Japanese lifestyle shop offering a wide range of products including blind boxes, anime merchandise, plush toys, snacks, drinks, skincare, and household goods from beloved brands like Pokémon, Smiski, and Sanrio. Founded in Osaka, Japan in 2013, Ebisu is a one-of-a-kind retail concept built around the values of quality, happiness, and harmony, bringing thousands of Japanese product categories under one roof.

# MOREISH MARKET

AUSTIN, TEXAS



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RAMEN  
**TATSU-YA**

MEDICAL + HEALTH  
CLINIC

EBISU LIFE STORE



MOLLY TEA  
茉莉奶白

PIXELHAVEN  
Games & Collectibles

三峡人家



PHIẾU VÂN  
VIETNAMESE CUISINE

CO  
Coco's cafe  
TRAI-MANESE COMFORT FOOD & DRINKS

DinHO  
Chinese BBQ



R&R  
DISCOUNT  
FURNITURE

DDK  
DANCE DANCE KARAOKE

MISTER  
TRAMPS  
SPORTS PUB AND CAFE



## AVAILABLE SPACE

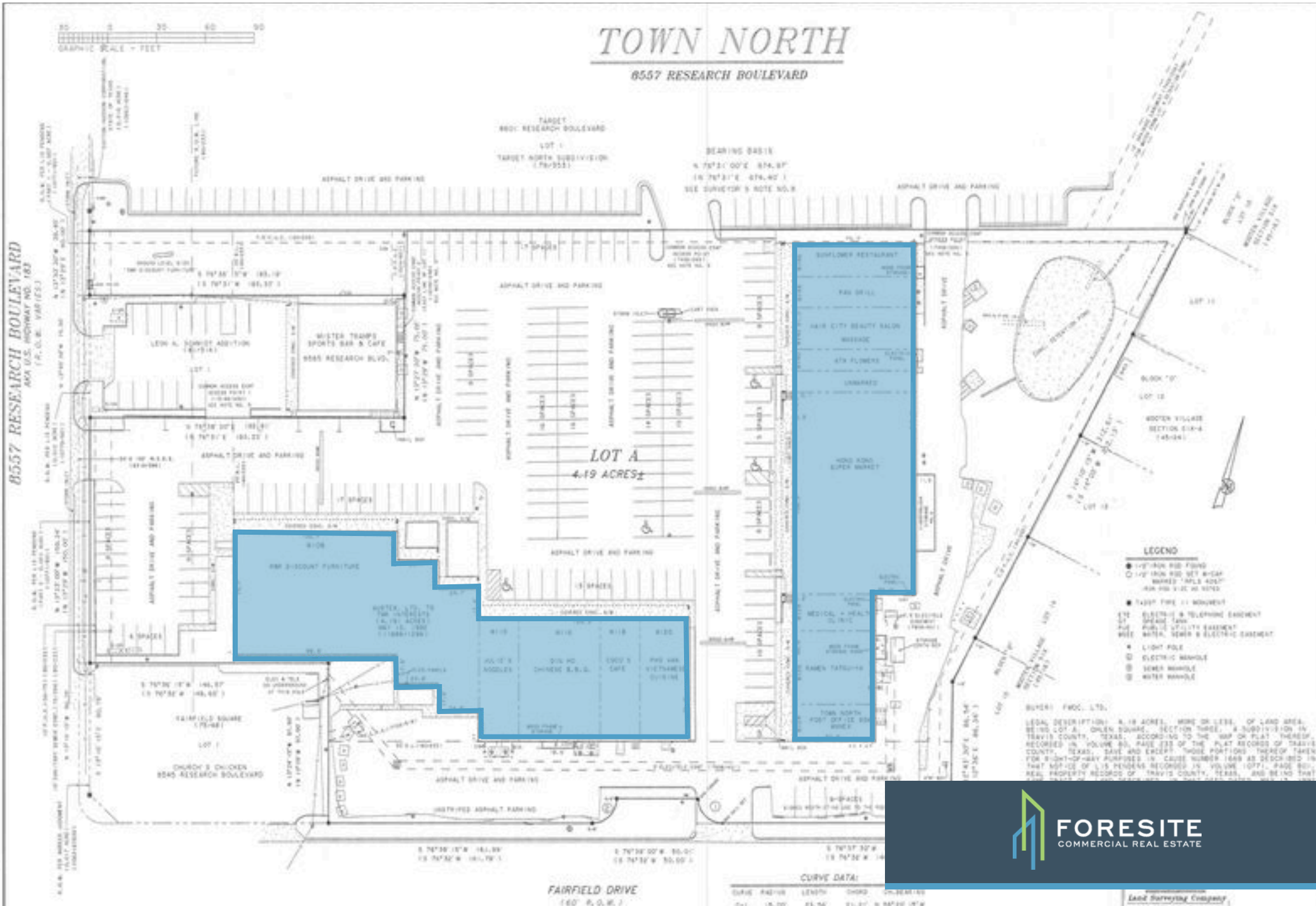
	Suite Number	SF	Condition
Available 10/31/26	124	1,522	2 <sup>nd</sup> Post Office



FORESITE  
COMMERCIAL REAL ESTATE

# MOREISH MARKET

AUSTIN, TEXAS



Lead Surveying Company  
and GREENWOOD LAND

