

FOR LEASE

6200 San Pedro Ave
San Antonio, TX 78216

SAN PEDRO AVE | 29,698 VPD

MULTI- USE OPPORTUNITY

SUMMARY

Property Specs

LEASED PRICE	Call Broker for Pricing
TOTAL AVAILABLE	±12,302 SF (See Floor Plan)
LOT SIZE	± 1.63 Acres
TYPE	Multi- Use Opportunity

- Core infill address; inside loop means strong accessibility for local market.
- Near major interchange (US-281/Loop 410) with good regional draw.
- Direct connector to downtown SA.
- Mid-box infill (13k SF) is rare; gives competitive advantage.
- Existing auto-formatted shell supports various conversions (fitness, medical, showroom).

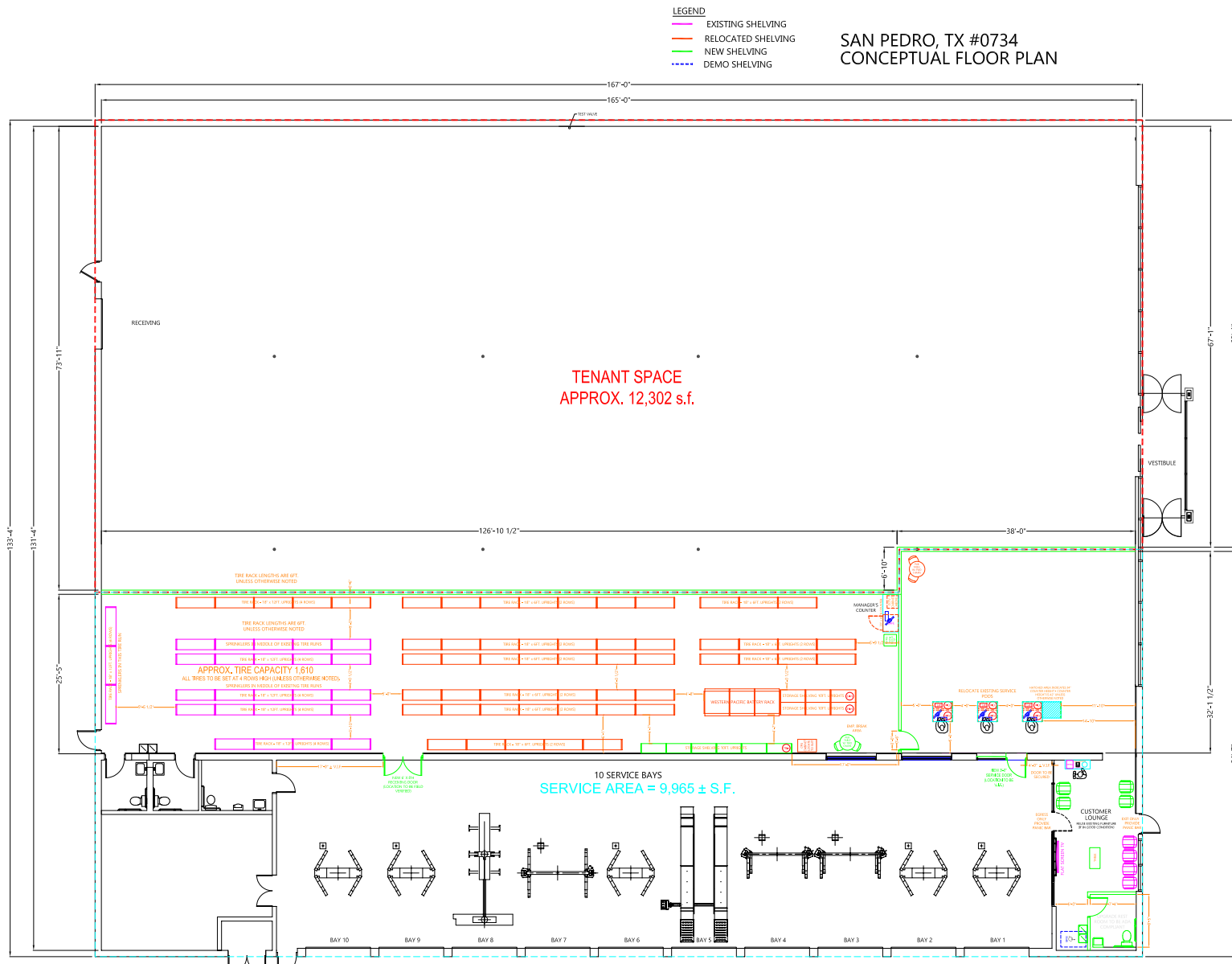


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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FLOOR PLAN



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,643	119,938	314,971
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,634	50,001	134,293
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$76,269	\$106,819	\$91,423

Traffic Counts

STREET	AADT
San Pedro Ave	29,698
I-410	267,348

Cities Nearby

Austin, Texas	80 miles
Corpus Christi, Texas	143 miles
Laredo, Texas	157 miles
Houston, Texas	197 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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