

BANDERA CORNER RETAIL

8915 BANDERA RD, SAN ANTONIO , TX 78254

RETAIL FOR LEASE



AAMIL SARFANI, *PRINCIPAL BROKER*
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210-202-0798



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PROPERTY DESCRIPTION

Introducing the Bandera Retail Center, located at the hard corner of Bandera Rd with left in/left out access on Mystic Rd. With a traffic count of over 35,000 VPD, your business is positioned for maximum exposure. Just a minute away from retail giants HEB and Walmart, this 10,593 SF space is anchored by Shipley's Donuts. Designed with businesses and patrons in mind, the center ensures easy access and ample parking. Join us at Bandera and place your business at the forefront of this bustling community.

PROPERTY HIGHLIGHTS

- Great Demographics and Traffic Counts
- Newly constructed shell
- Pylon signage available

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,344 - 8,495 SF
Lot Size:	1.2 Acres
Building Size:	10,595 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,758	50,379	128,973
Total Population	13,285	143,307	355,134
Average HH Income	\$91,347	\$81,687	\$73,724

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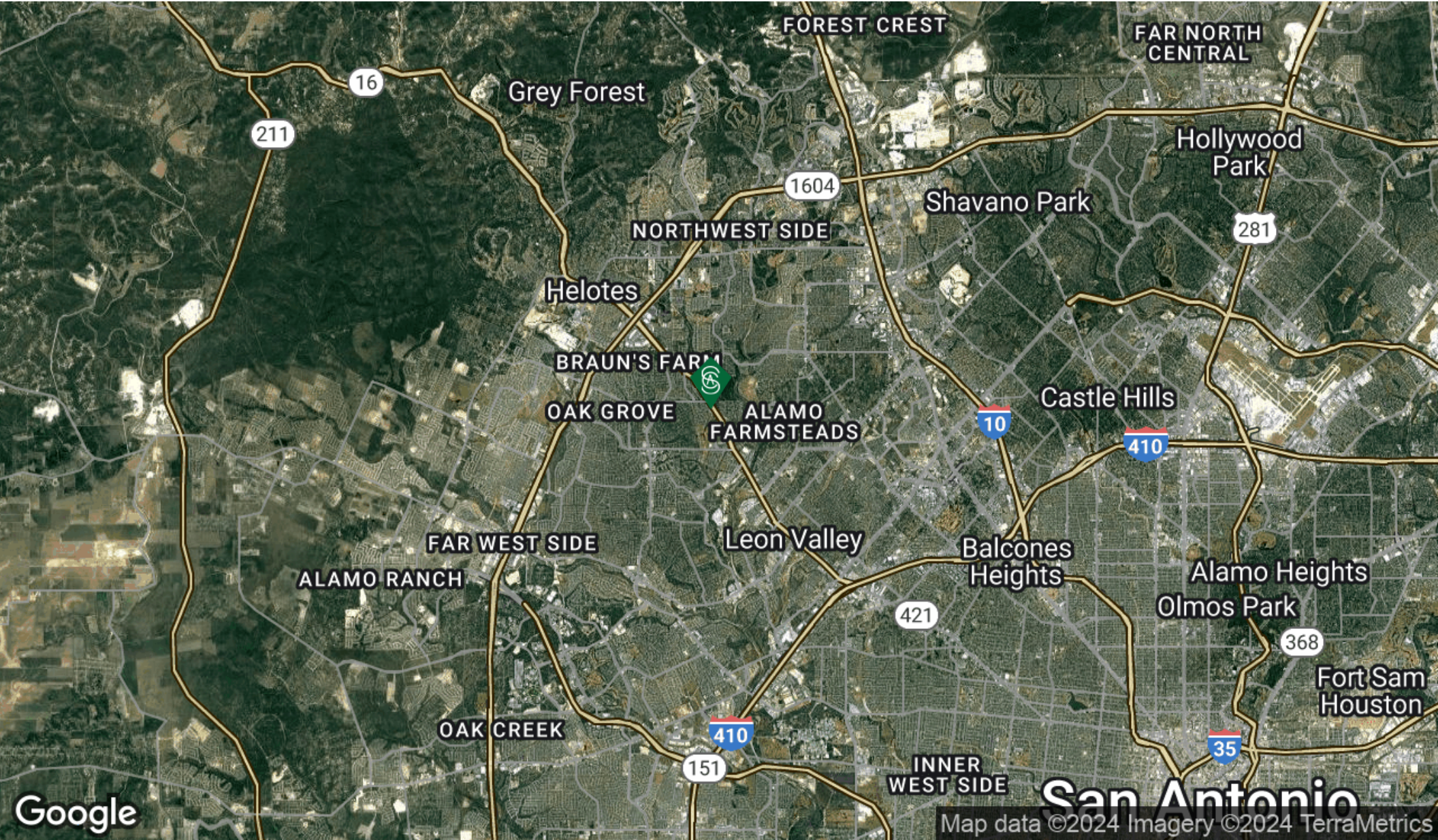
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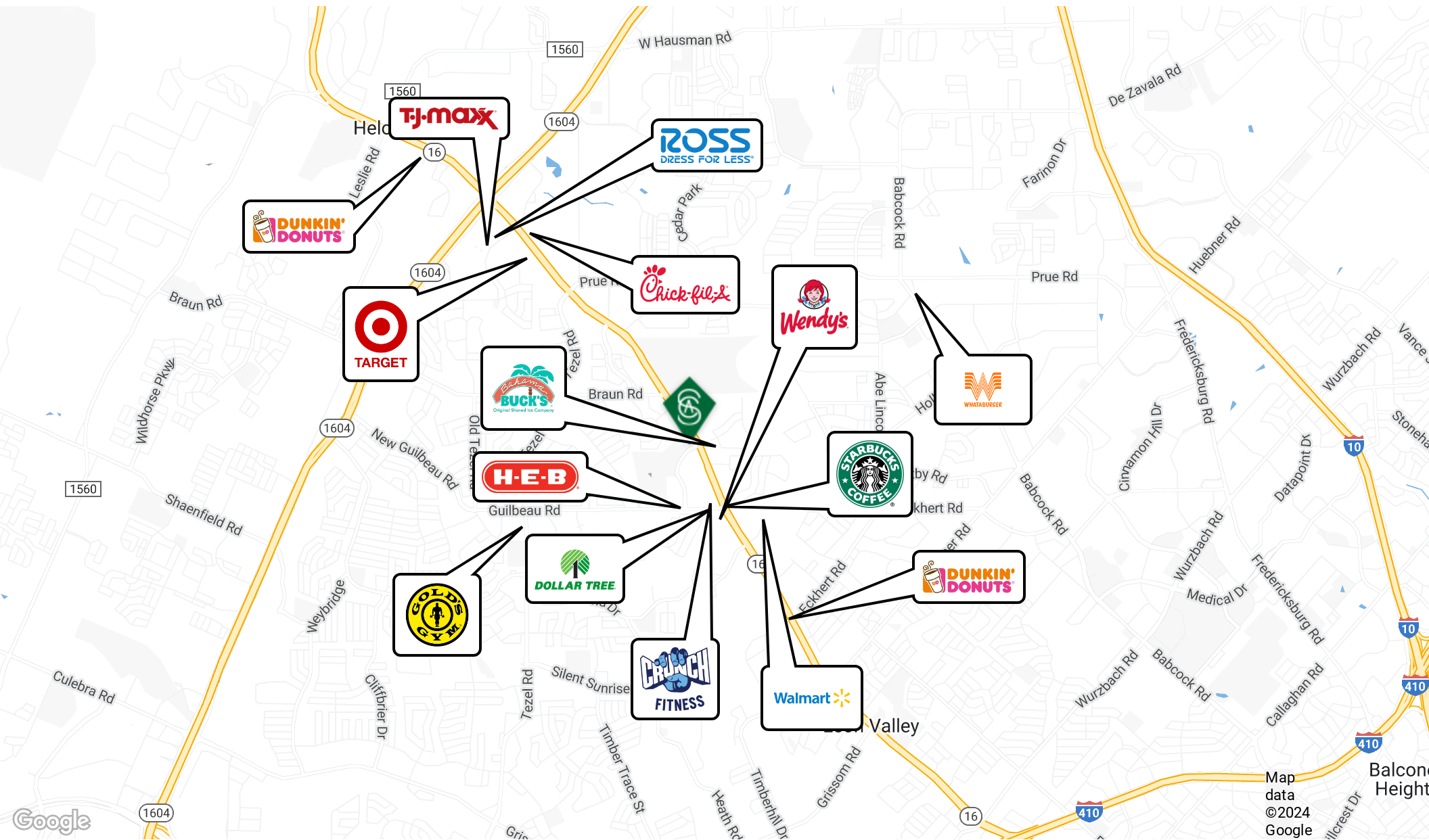


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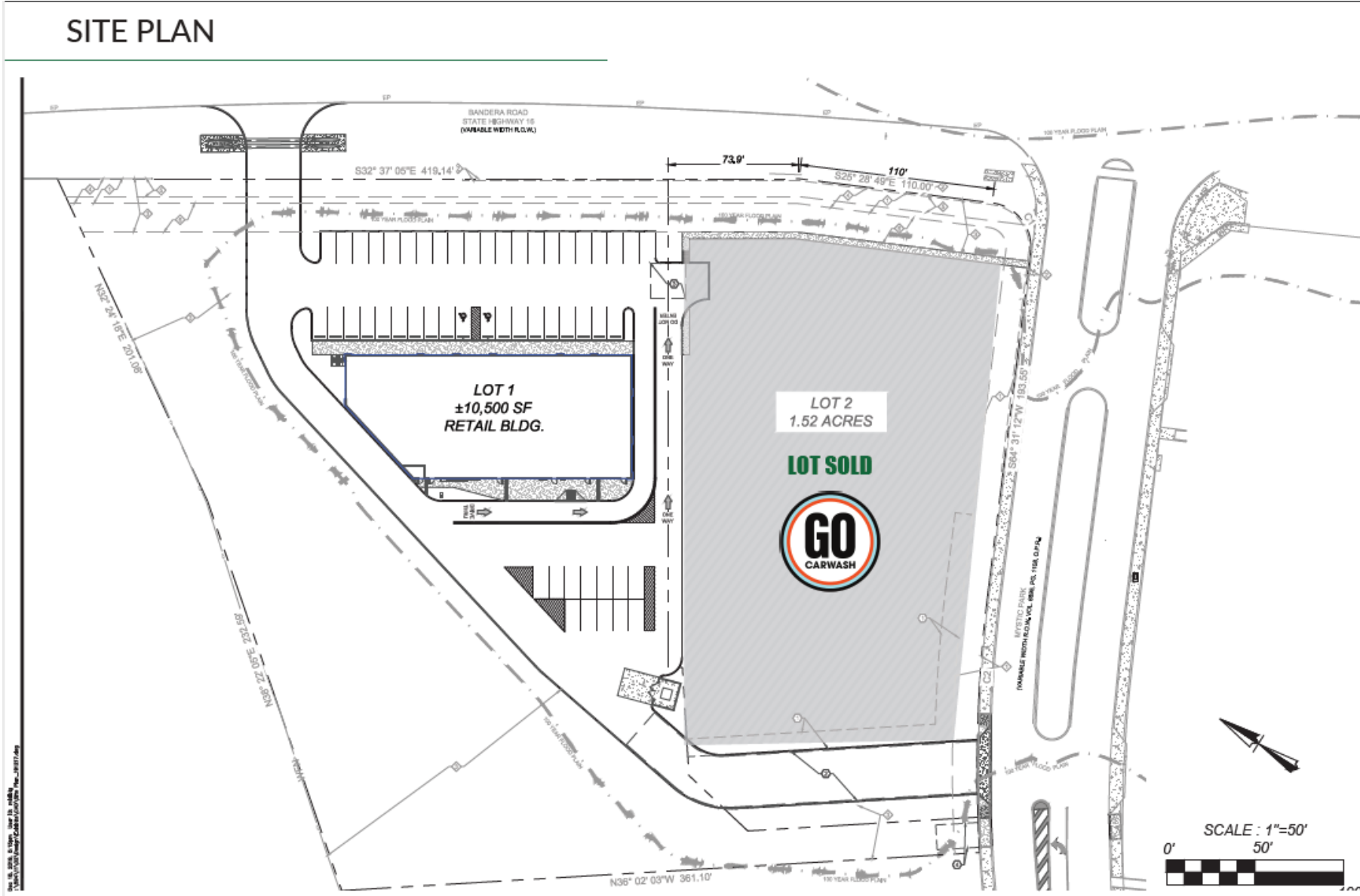
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 SARFANI
COMMERCIAL
ADVISORS

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SITE PLAN

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Sarfani Commercial Advisors

Bandera Corner Retail 2

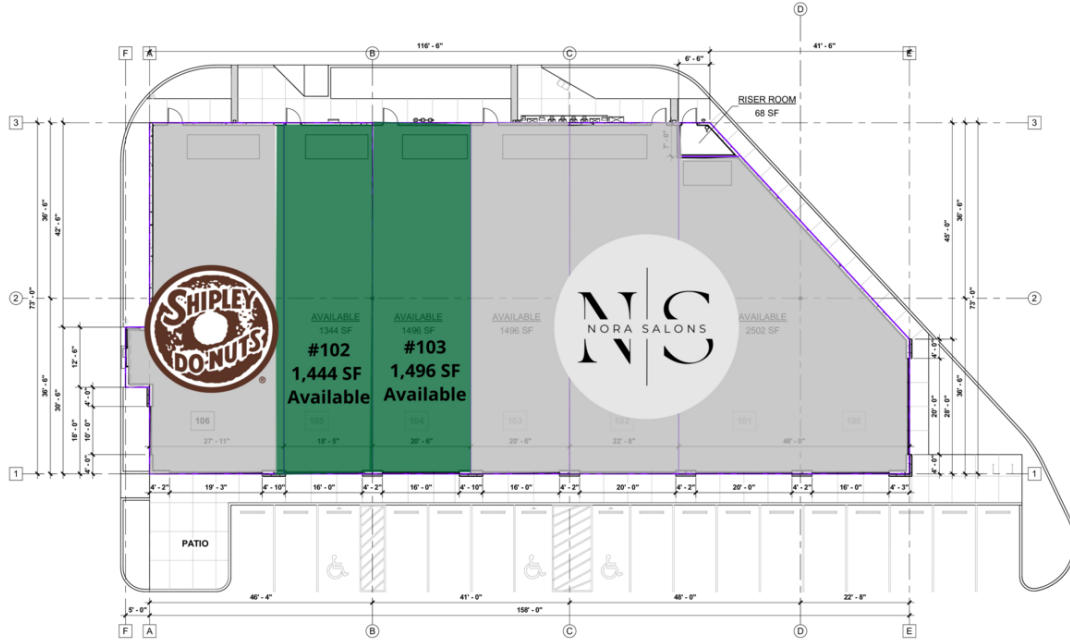
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 **SARFANI COMMERCIAL ADVISORS**

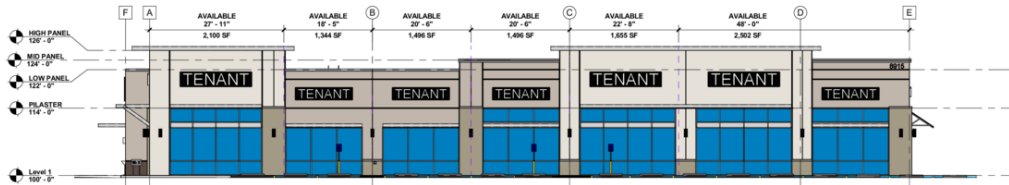
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LEASING PLAN

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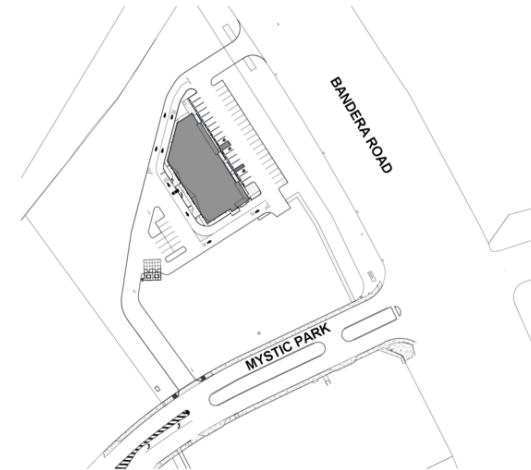


1 AREA PLAN
LP-1 SCALE: 3/32" = 1'-0"



2 FRONT ELEVATION
LP-1 SCALE: 3/32" = 1'-0"

LEASING SCHEDULE			
Suite Number	Name	Area	Comments
101	AVAILABLE	2502 SF	NORTH ENDCAP
102	AVAILABLE	1655 SF	IN-LINE
103	AVAILABLE	1496 SF	IN-LINE
104	AVAILABLE	1496 SF	IN-LINE
105	AVAILABLE	1344 SF	IN-LINE
106	AVAILABLE	2100 SF	SOUTH ENDCAP W/ DRIVE-THRU
199	RISER ROOM	68 SF	NORTH-WEST CORNER
Grand total:		7	10663 SF



3 SITE REFERENCE PLAN
LP-1 SCALE: 1" = 80'-0"

MYSTIC PARK RETAIL
LEASING PLAN

19102
10/21/2021

9439 McCullough Ave.
San Antonio, Texas 78216
Tel. 210.340.2400
Fax. 210.340.2449
www.lunamiddleman.com



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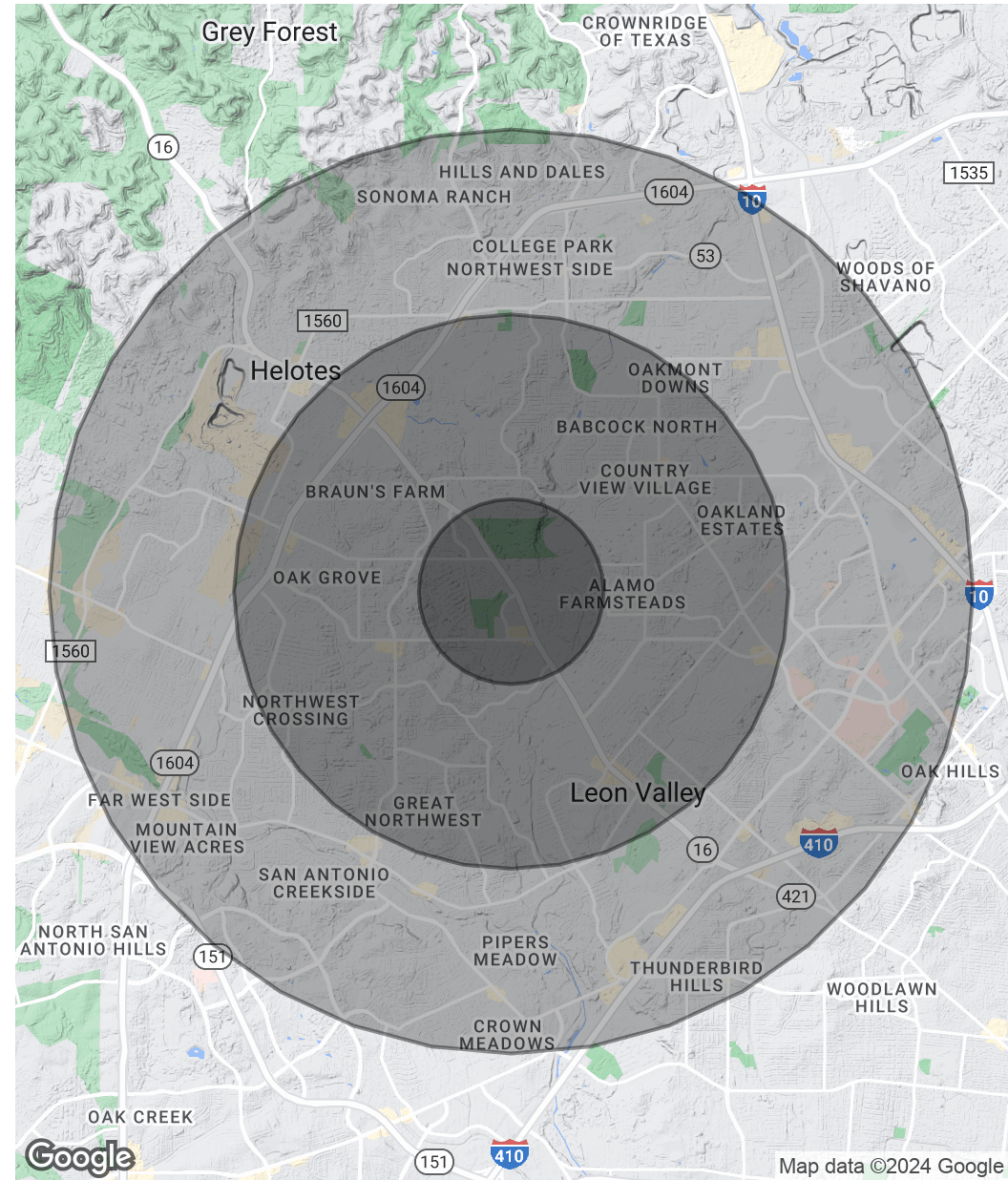
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,285	143,307	355,134
Average Age	40.3	34.9	33.2
Average Age (Male)	41.1	33.6	31.8
Average Age (Female)	39.8	36.7	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,758	50,379	128,973
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$91,347	\$81,687	\$73,724
Average House Value	\$224,581	\$187,430	\$176,518

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sarfani Commercial Advisors, LLC	9010477	asarfani@sarfanica.com	2103784999
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aamil Sarfani	631092	asarfani@sarfanica.com	2103784999
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date