

FOR LEASE

Potranco Plaza | Suite 105
1,500 SF | Retail

8803 State Highway 151,
San Antonio, TX 78251

SITE

POTRANCO RD

151

151

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Summary

LEASE RATE	Please Contact Broker
NNN EXPENSES	Approximately \$13.53/SF/Year
TOTAL AVAILABLE	Suite 105 ±1,500 SF
TOTAL GLA	±10,575 SF
LOT SIZE	± 1.31 AC
YEAR BUILT	2012
ZONING	C2

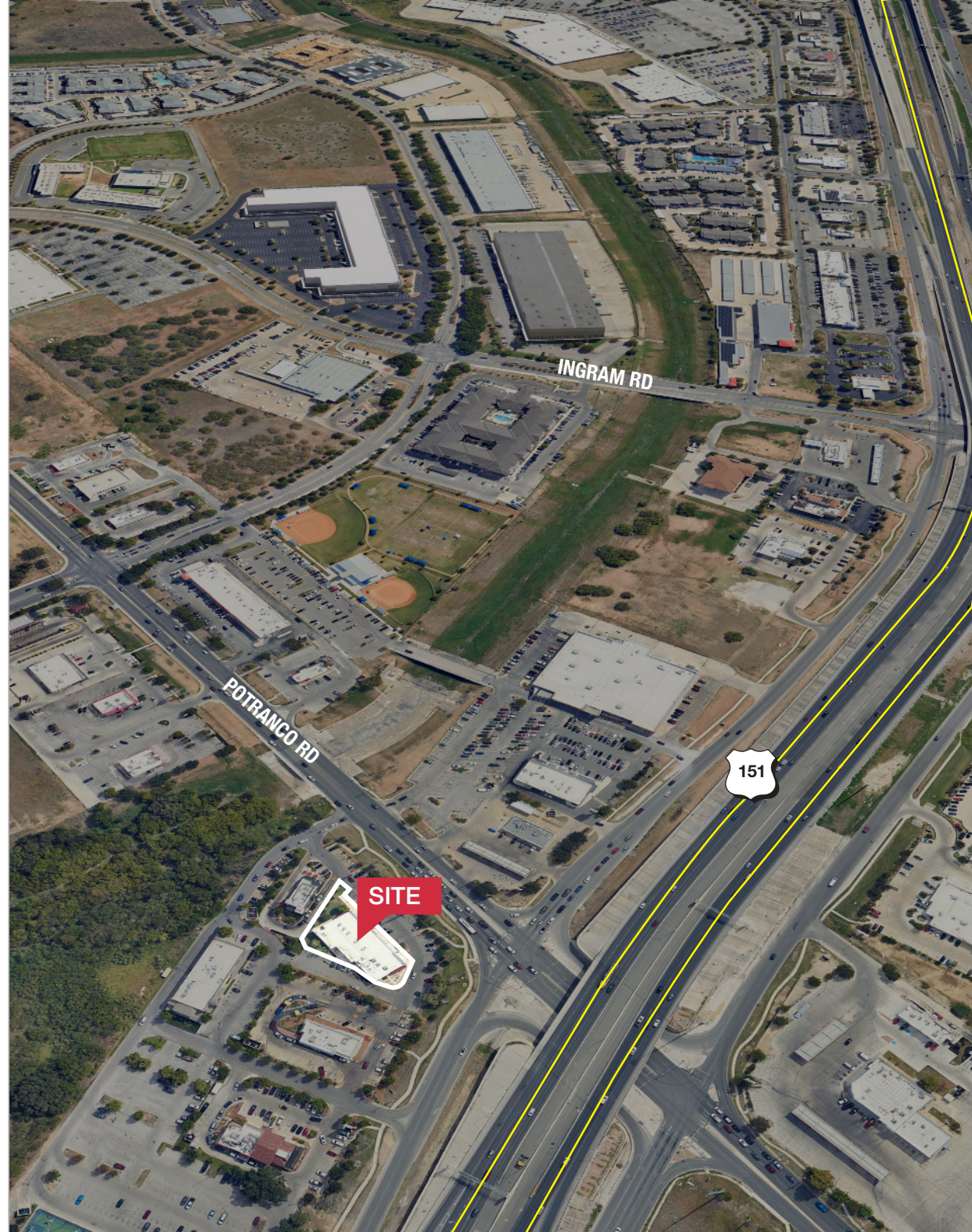
- Rapidly growing area in San Antonio, TX.
- Great traffic visibility with approx. 25,000+ VPD on Potranco Rd.
- Neighboring tenants include Starbucks, Dunkin' Donuts, Wendy's, Fast Med Urgent Care and many more.



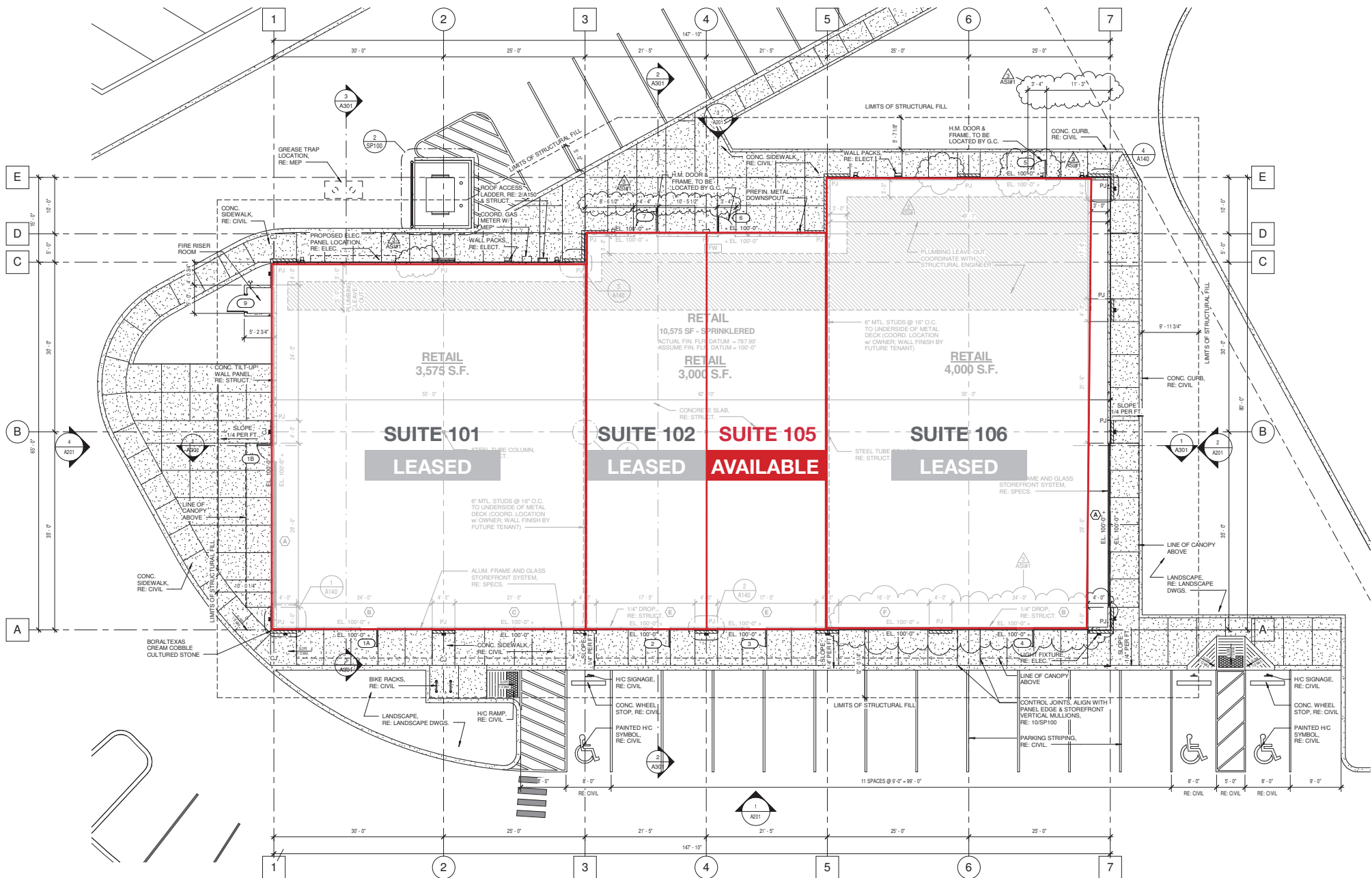
OR TEXT 22749 TO 39200

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

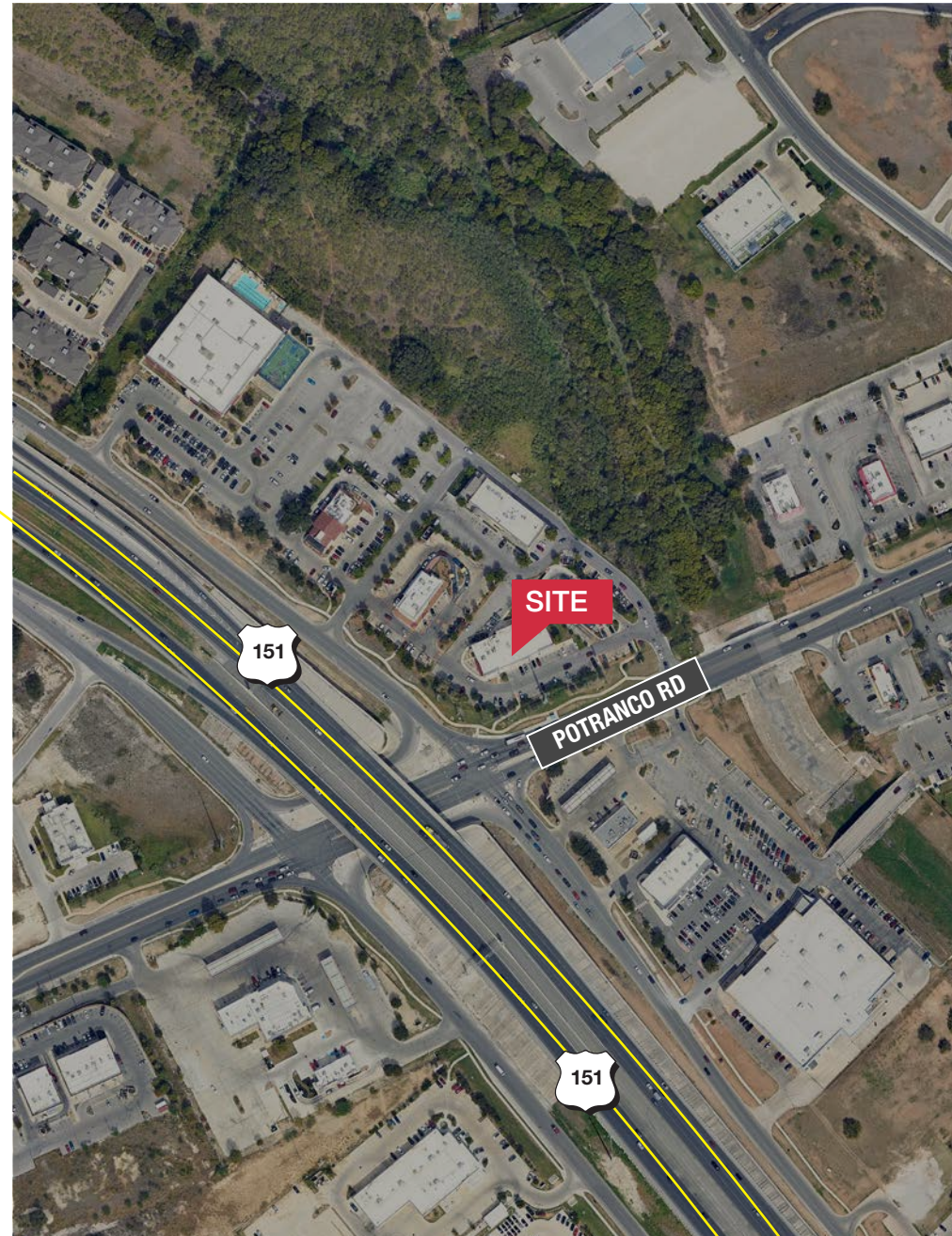
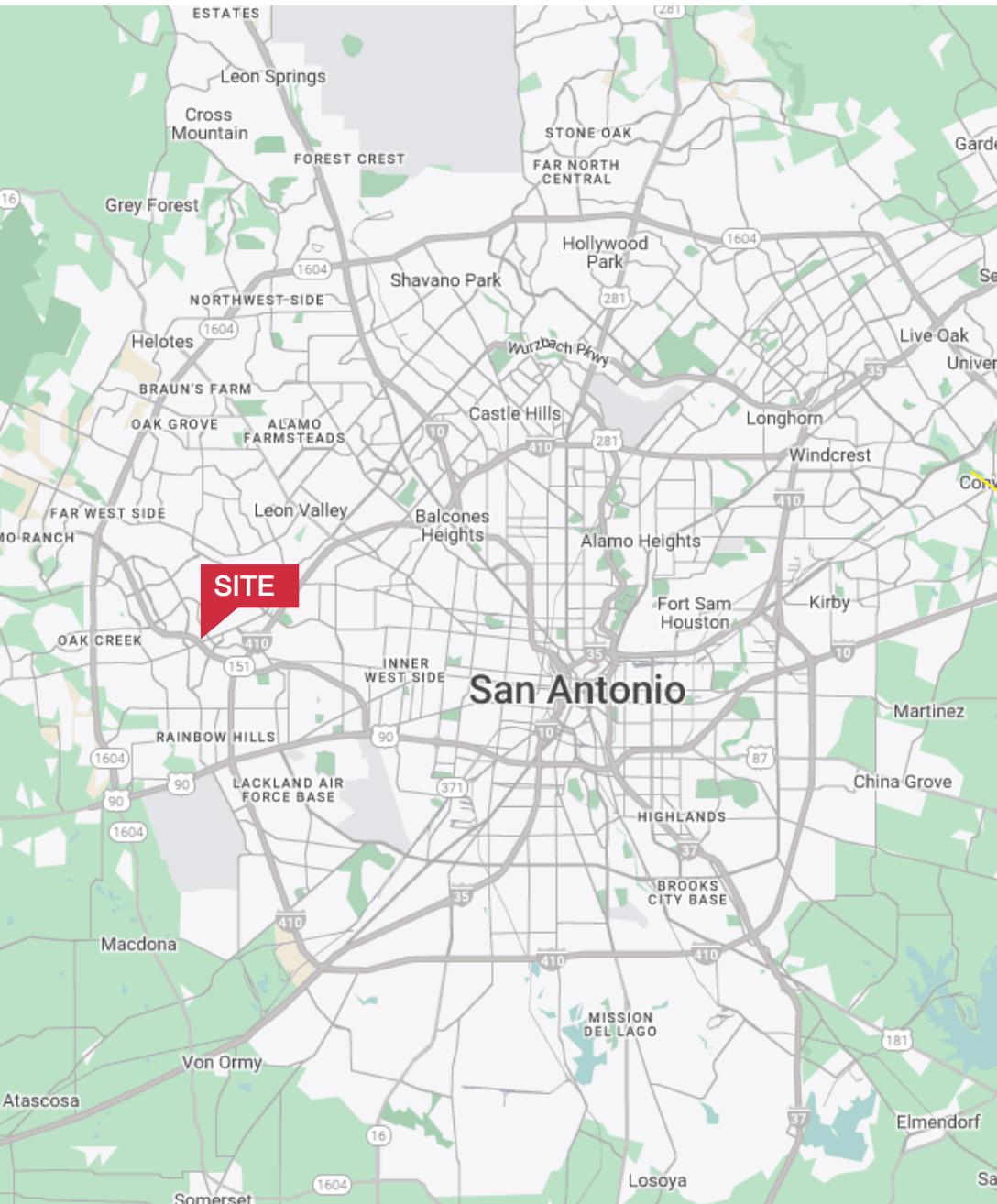
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Floor Plan

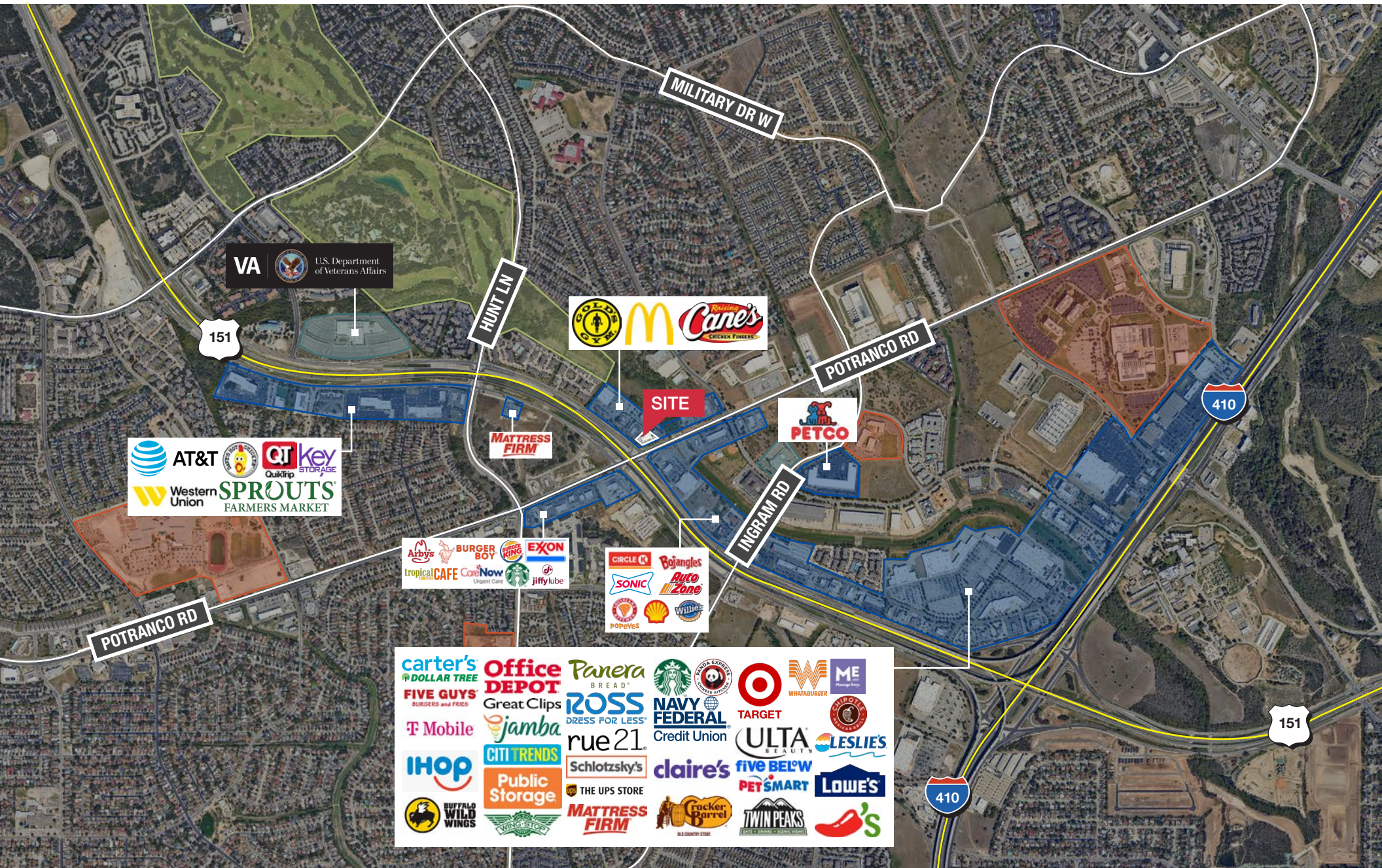


Area Map



Area Map

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

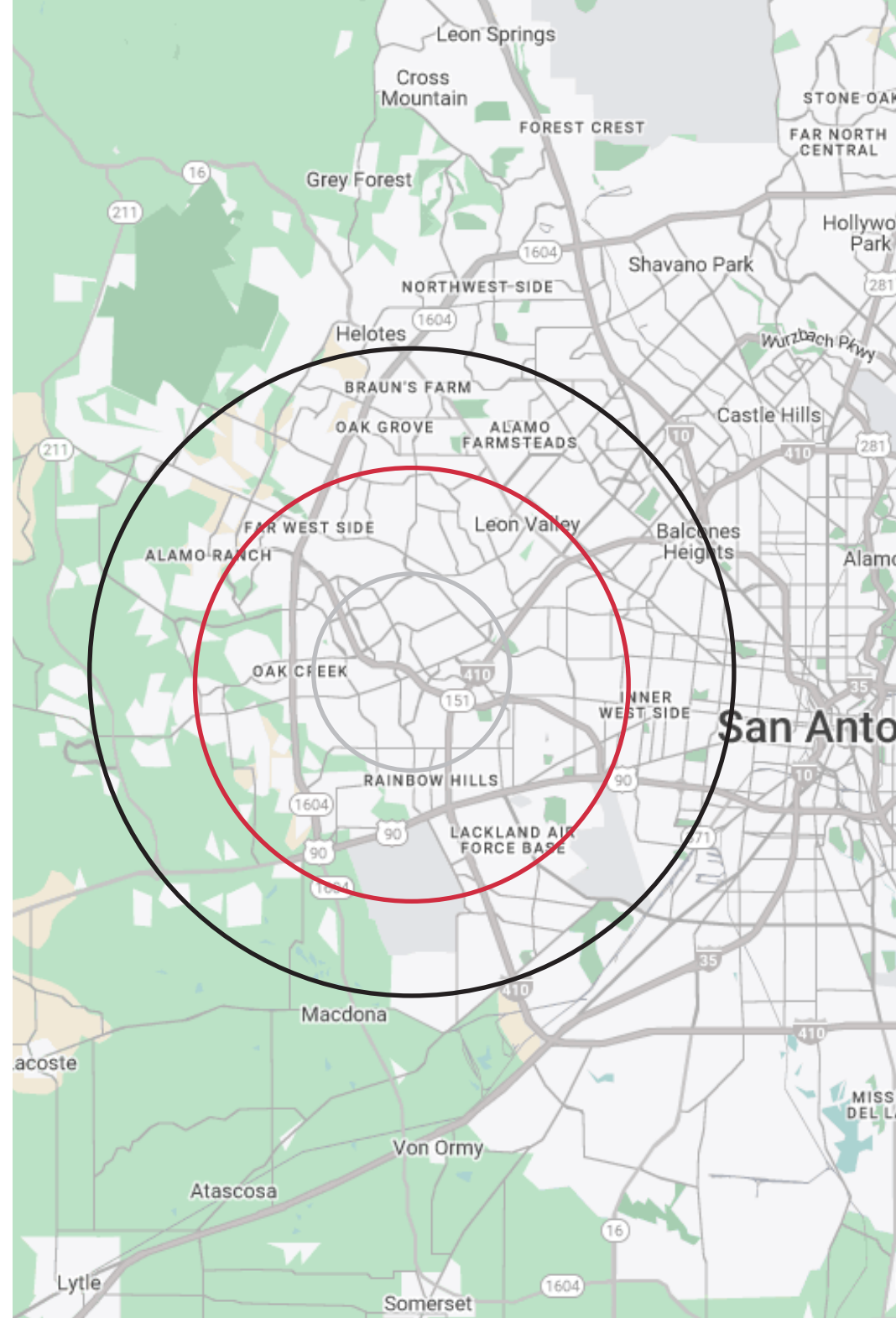


Demographics

POPULATION	1-mile	3-mile	5-mile
2024 Population	16,842	126,321	313,290
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,298	45,520	107,560
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$85,695	\$87,424	\$90,853

Traffic Counts

STREET	AADT
Potranco Rd	25,000+
Hwy 151	120,484





Distance to Major Cities

Austin, Texas	80.7 miles
Waco, Texas	181 miles
Houston, Texas	194 miles
Fort Worth, Texas	269 miles
Dallas, Texas	274 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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