

# NEW RETAIL CENTER

2405 Pat Booker Rd, Universal City, TX 78148

Alamo Commercial Real Estate | [alamocre.com](http://alamocre.com)



Retail Property For Lease

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## PROPERTY DESCRIPTION

Preleasing suites

## PROPERTY HIGHLIGHTS

- New construction, generous TI allowance, reserve your spot before they are gone.

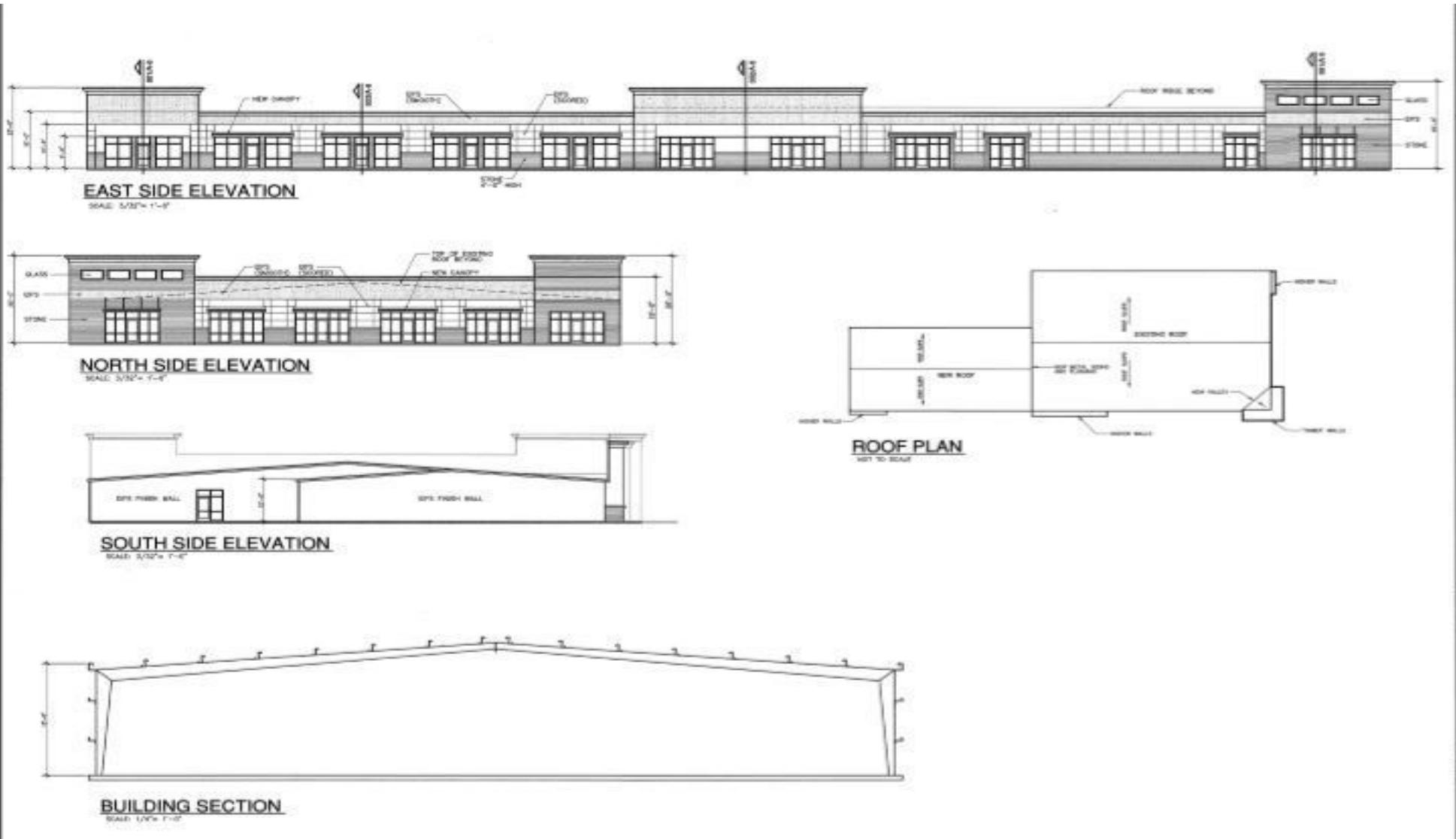
## OFFERING SUMMARY

Lease Rate:	\$1.50 - 2.00 SF/month (NNN)
Number of Units:	15
Available SF:	1,500 - 9,000 SF
Lot Size:	1.73 Acres
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,616	24,635	64,711
Total Population	9,316	66,097	183,676
Average HH Income	\$67,287	\$64,143	\$68,243

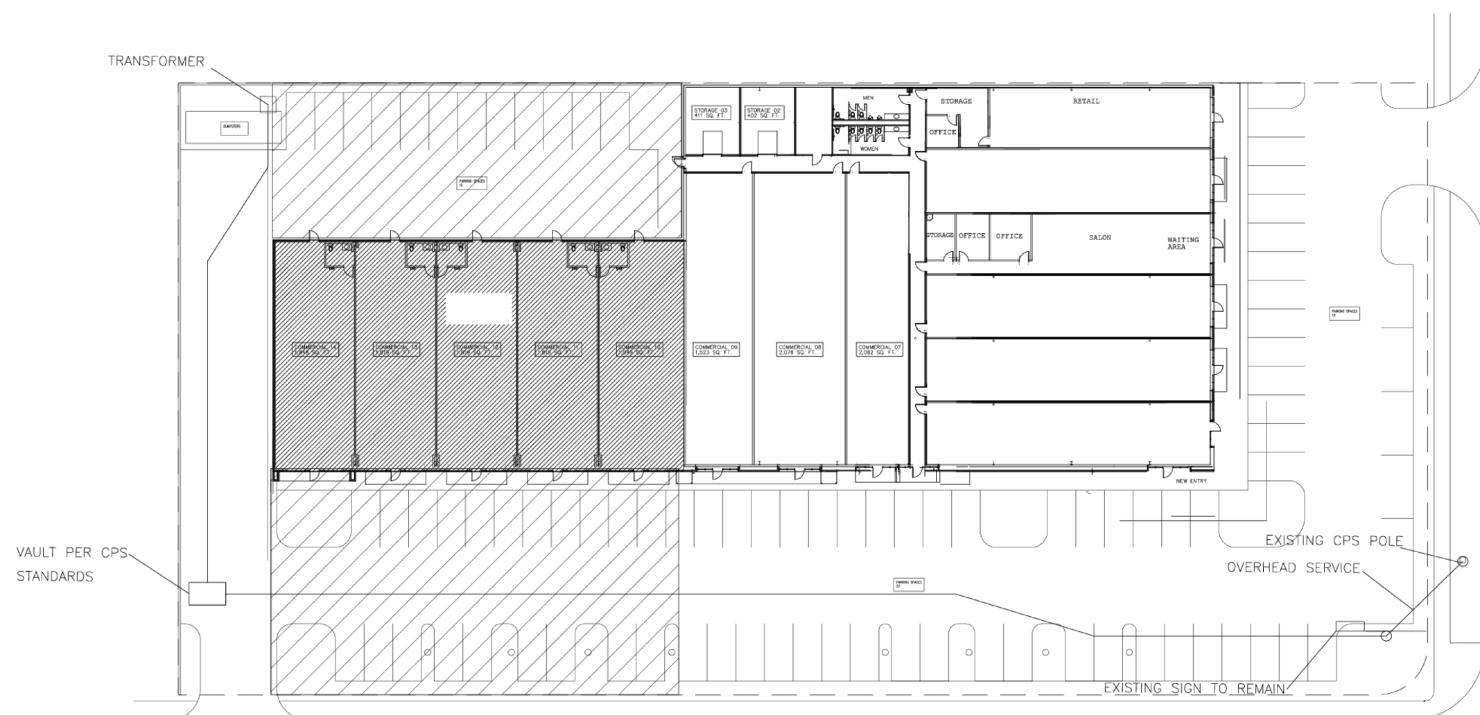
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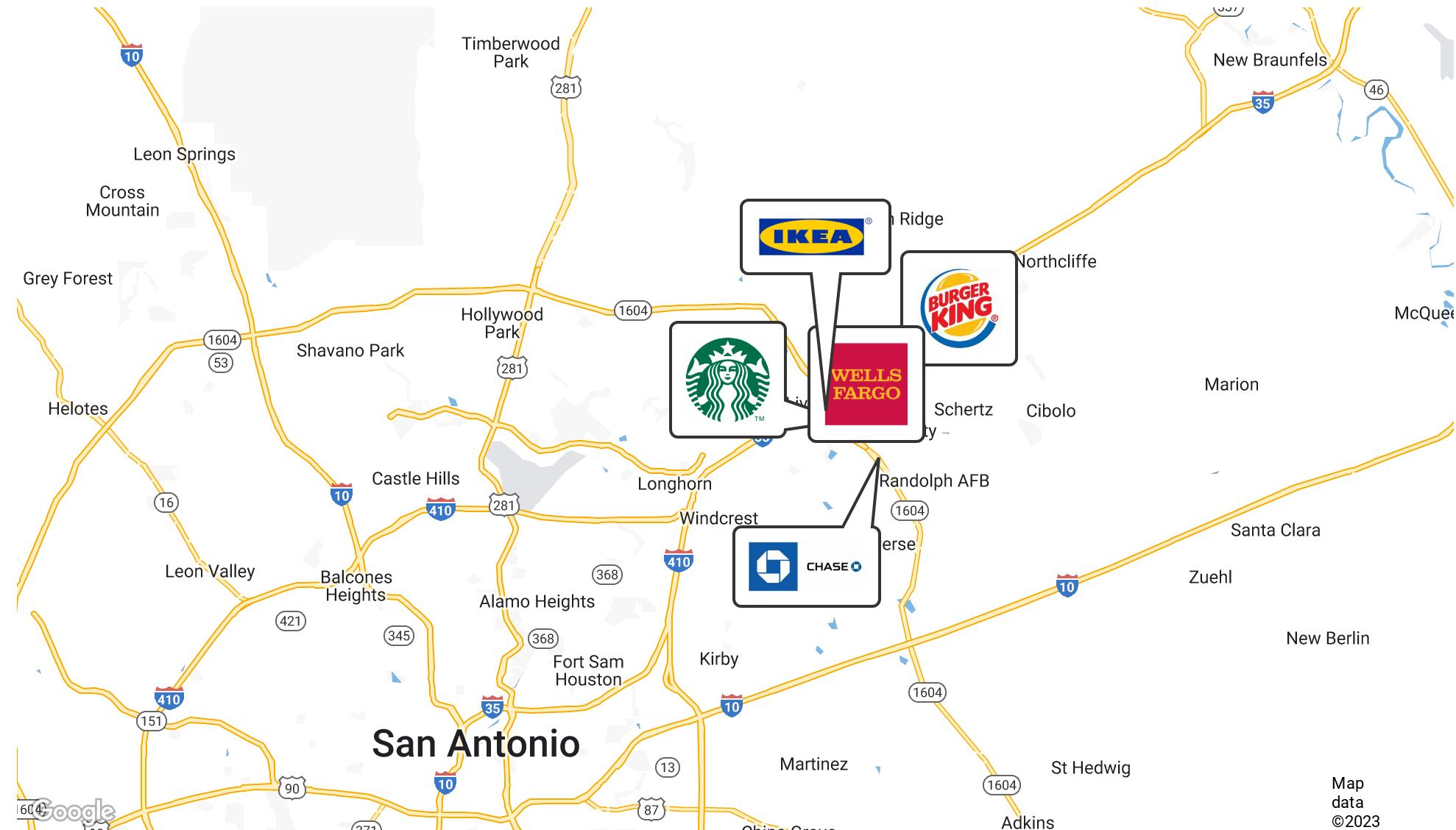
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,316	66,097	183,676
Average Age	34.6	34.0	34.4
Average Age (Male)	34.1	32.4	32.7
Average Age (Female)	34.6	35.1	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,616	24,635	64,711
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$67,287	\$64,143	\$68,243
Average House Value	\$167,129	\$143,588	\$139,574

2020 American Community Survey (ACS)

