


[Video](#)
[360° Virtual Tour](#)
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**For
Lease**

814 - 842 Southwest Military Drive
San Antonio, TX 78221

Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,600 - 5,000 SF

Property Description

814-842 SW Military Dr offers flexible retail space in one of San Antonio's busiest corridors. Suites range from small shop to larger floorplans, with options including roll-up doors, pylon signage, and ample parking. The property benefits from strong visibility along SW Military Dr with traffic counts exceeding 50,000 VPD, directly across from H-E-B and minutes from South Park Mall, Sam's Club, and The Home Depot.

The surrounding trade area is dense and growing, with more than 214,000 residents within a 10-minute drive and projected population growth of 12.5%. This location is ideal for retail, service, or restaurant tenants seeking exposure in a high-traffic, high-growth area.

Highlights

- Flexible suite sizes from small shop to large format, ready for immediate occupancy
- High traffic corridor with over 50,000 vehicles per day on SW Military Dr
- Pylon signage and roll-up doors provide maximum visibility and



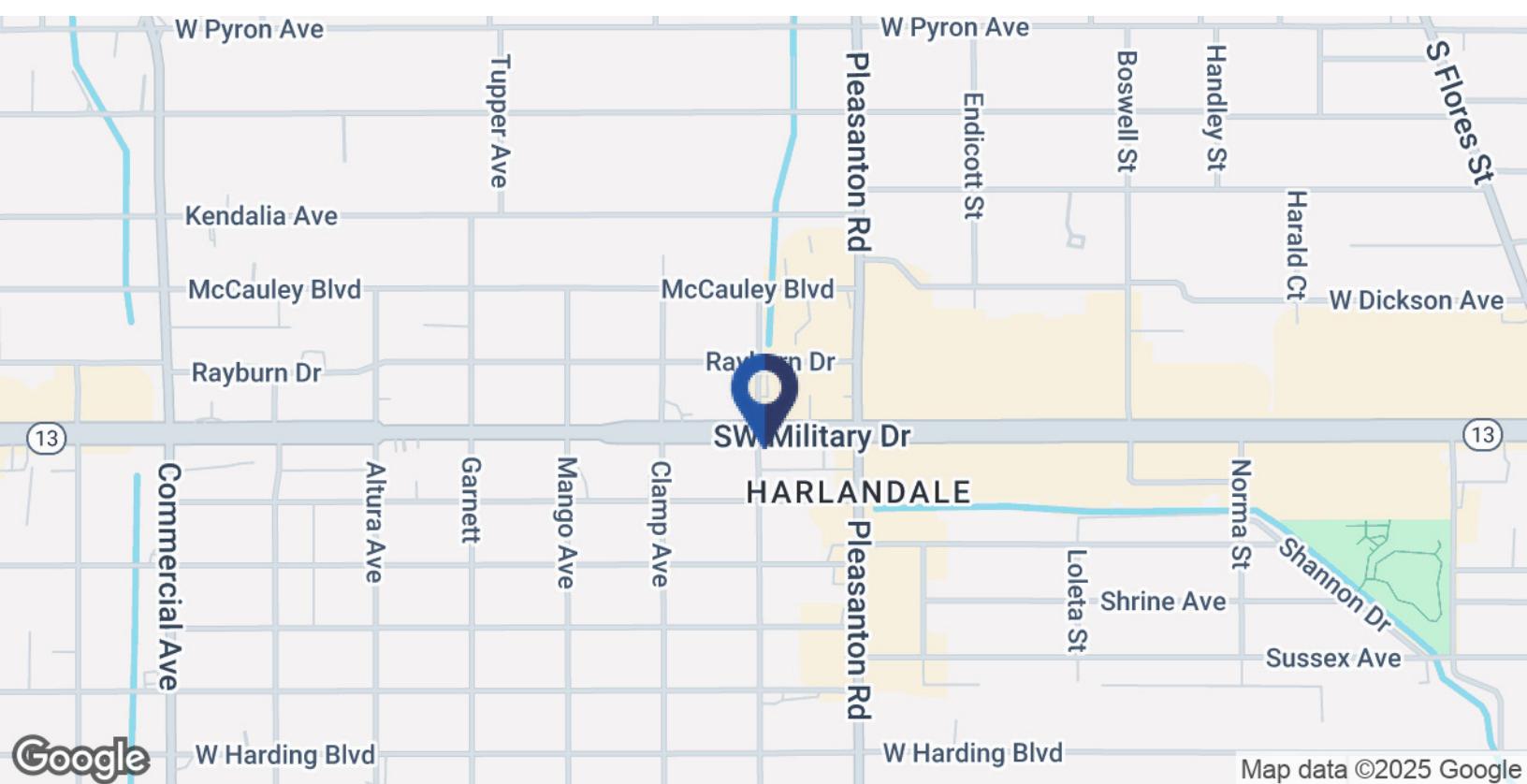
Adam Lippstone
Vice President
adam@caissonre.com
210.552.4071

Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244

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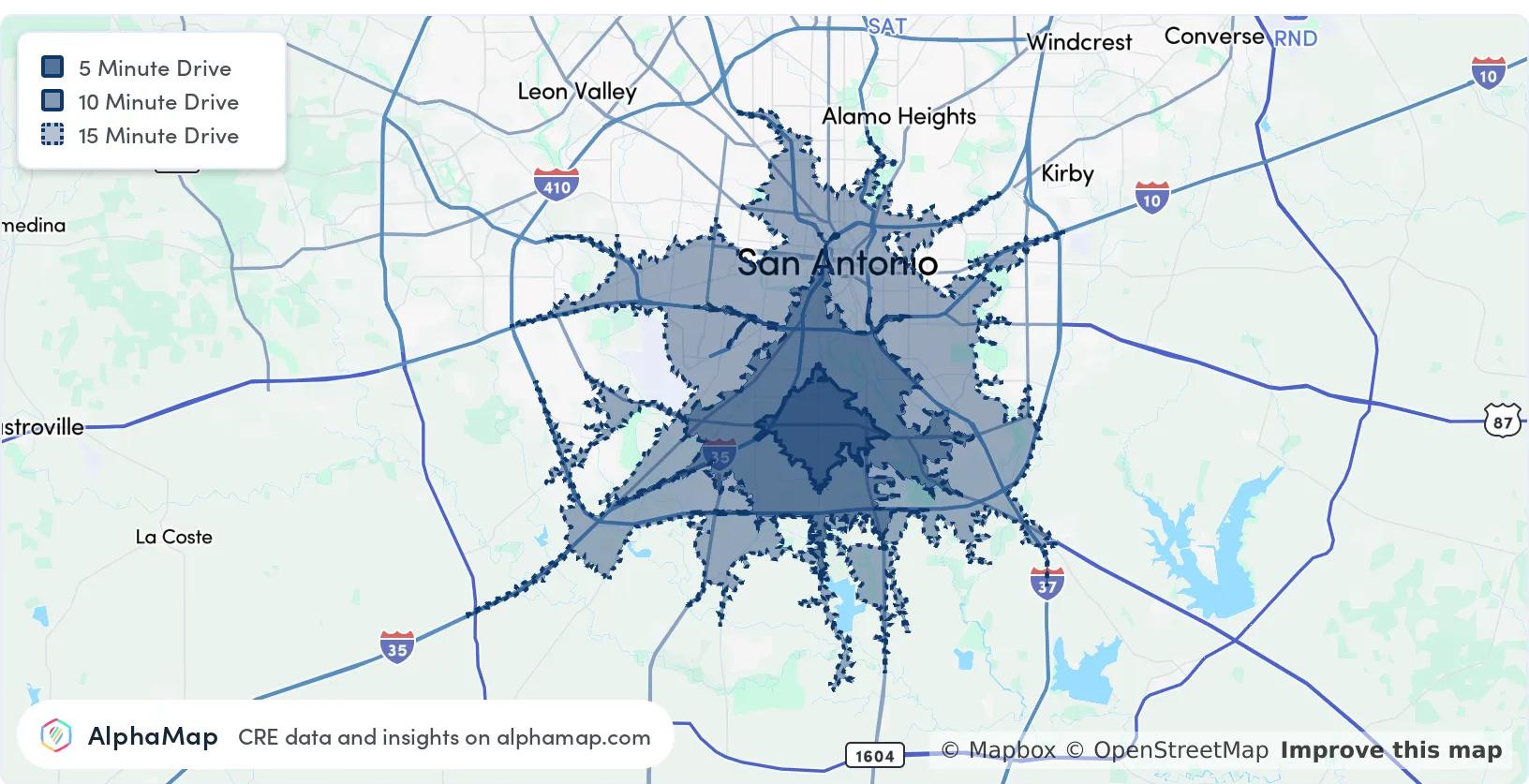
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Location



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**Population****5 Minutes****10 Minutes****15 Minutes**

Total Population	29,427	117,326	351,824
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	40	39

Household & Income**5 Minutes****10 Minutes****15 Minutes**

Total Households	10,092	39,721	121,924
Persons per HH	2.9	3	2.9
Average HH Income	\$58,716	\$58,152	\$58,665
Average House Value	\$160,654	\$170,247	\$195,570
Per Capita Income	\$20,246	\$19,384	\$20,229

Map and demographics data derived from AlphaMap

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 5,000 SF	Lease Rate:	\$18.00 SF/yr

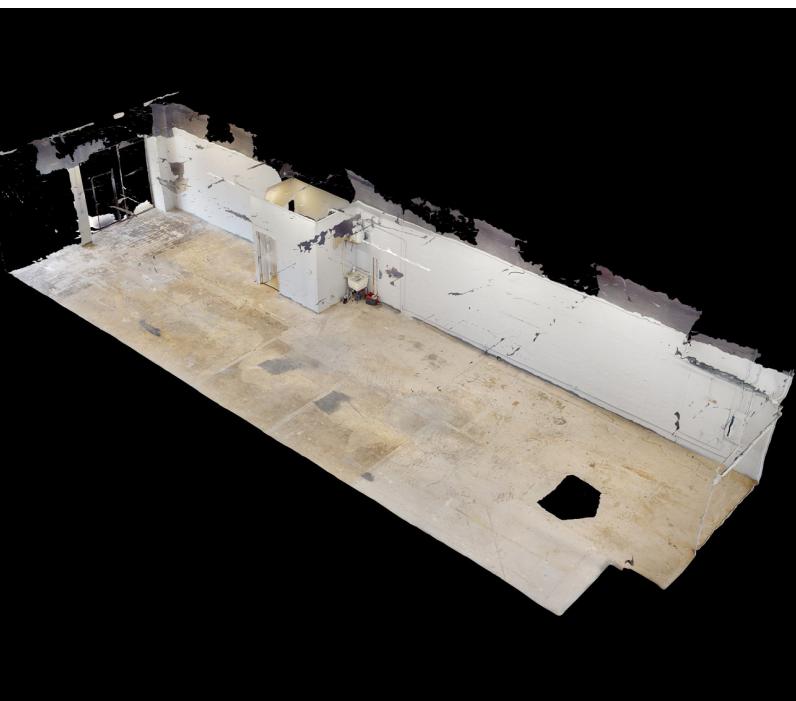
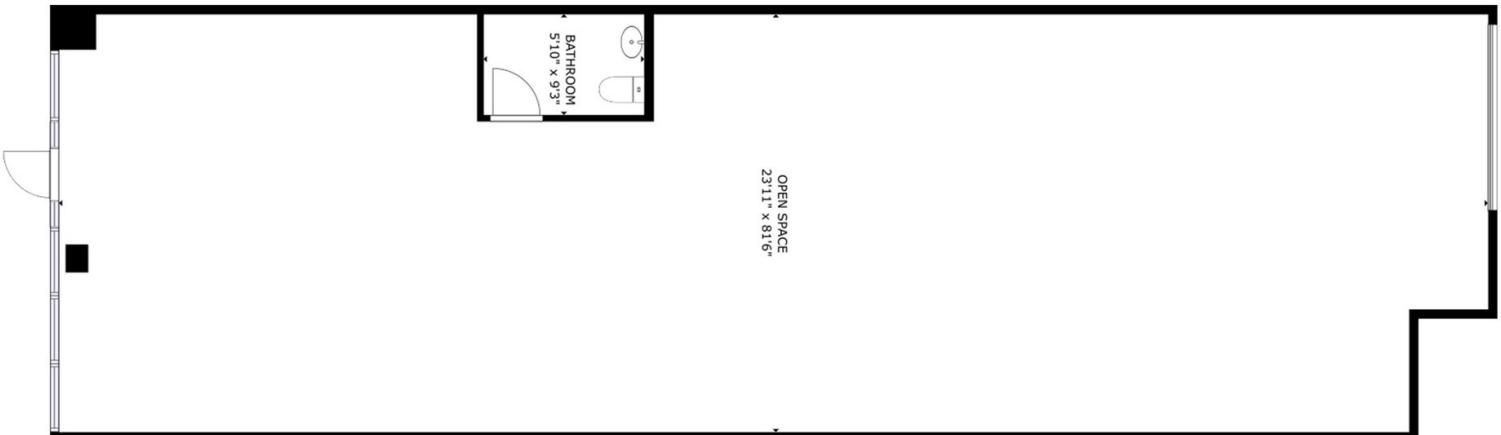
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
814 SW Military	Available	5,000 SF	NNN	\$18.00 SF/yr	Spacious 5,000 SF retail space ideal for boutique, bridal, or event apparel use. Features a large open showroom with front display windows perfect for product showcases, private offices, and rear roll-up doors for easy loading. Includes dedicated parking, private restroom, and prominent storefront signage along busy SW Military Drive. Excellent visibility and access for customer traffic.
826 SW Military	Available	2,000 SF	NNN	\$18.00 SF/yr	Modern, open-concept retail suite featuring high exposed ceilings, roll-up rear door, and new lighting throughout. The flexible layout allows for customizable finishes—choose your own flooring and paint to match your brand. Includes private restroom and rear access through roll up door with security gate. Excellent visibility from SW Military Drive in a high-traffic retail corridor.
838 SW Military	Available	1,600 SF	NNN	\$18.00 SF/yr	Located in a highly visible retail center along SW Military Drive, this 1,600 SF space was previously used as an insurance office. The layout includes a large open floor area ideal for cubicles or showroom space, a customer reception counter, private restroom, and rear storage with back-door access.
					Perfect for any business seeking strong signage visibility, convenient access, and a professional storefront presence on one of San Antonio's busiest retail corridors.

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826 SW Military Dr
(2,000sf)



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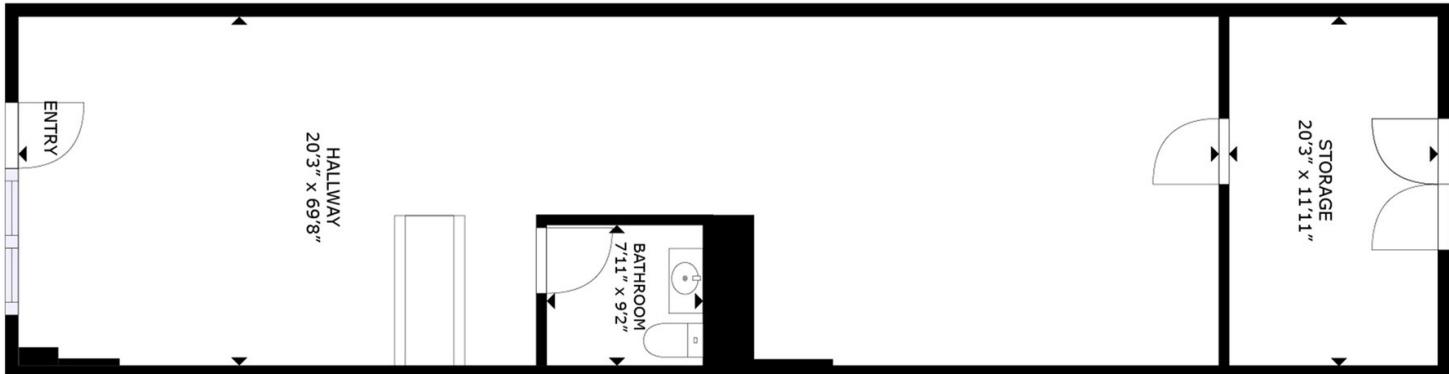
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caisson real estate
LIVE | WORK | BUILD

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838 SW Military Dr
(1,600sf)



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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

CAISSON REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006624 License No.	INFO@CAISSONRE.COM Email	210.934.7368 Phone
JAMES COTTER Designated Broker of Firm	668717 License No.	JAMES@CAISSONRE.COM Email	210.787.0764 Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ADAM LIPPSTONE Sales Agent/Associate's Name	751039 License No.	ADAM@CAISSONRE.COM Email	210.552.4071 Phone

Buyer/Tenant/Seller/Landlord Initials

Date