

OFFICE FOR LEASE

21202 MARKET RIDGE

21202 MARKET RIDGE, SAN ANTONIO, TX 78258



2,304 SF OF OFFICE FOR LEASE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE

Broker Associate
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marcelino.kwcommercial@gmail.com
59919, Texas

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

LEASE RATE:	\$24.00 PSF + NNN
LEASE TERM:	3 to 5 years
AVAILABLE SF:	2,304 SF
T. I.	T. I. Available
USES:	Admin Office / Medical

PROPERTY OVERVIEW

Prime leasing opportunity at beautiful Market Ridge Commons.

2,304 SF of warm vanilla-shell office space available for lease. Located off 281 & Evans Rd, behind the HEB Plus shopping center. Surrounded by professional services & medical offices. Tenant Improvement allowance available.

- Located in Stone Oak, 2 minute drive to HWY 281
- Ideal for professional services & medical office
- Part of a Office Condo Association

CONCEPTUAL FLOOR PLAN

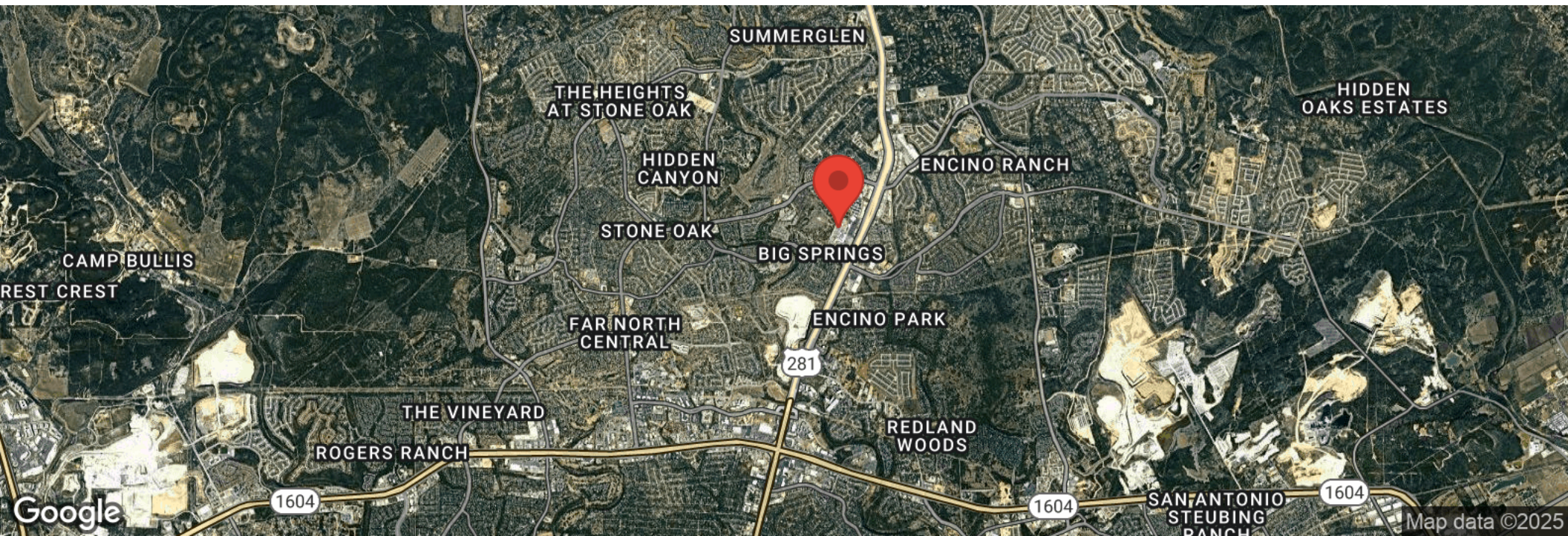
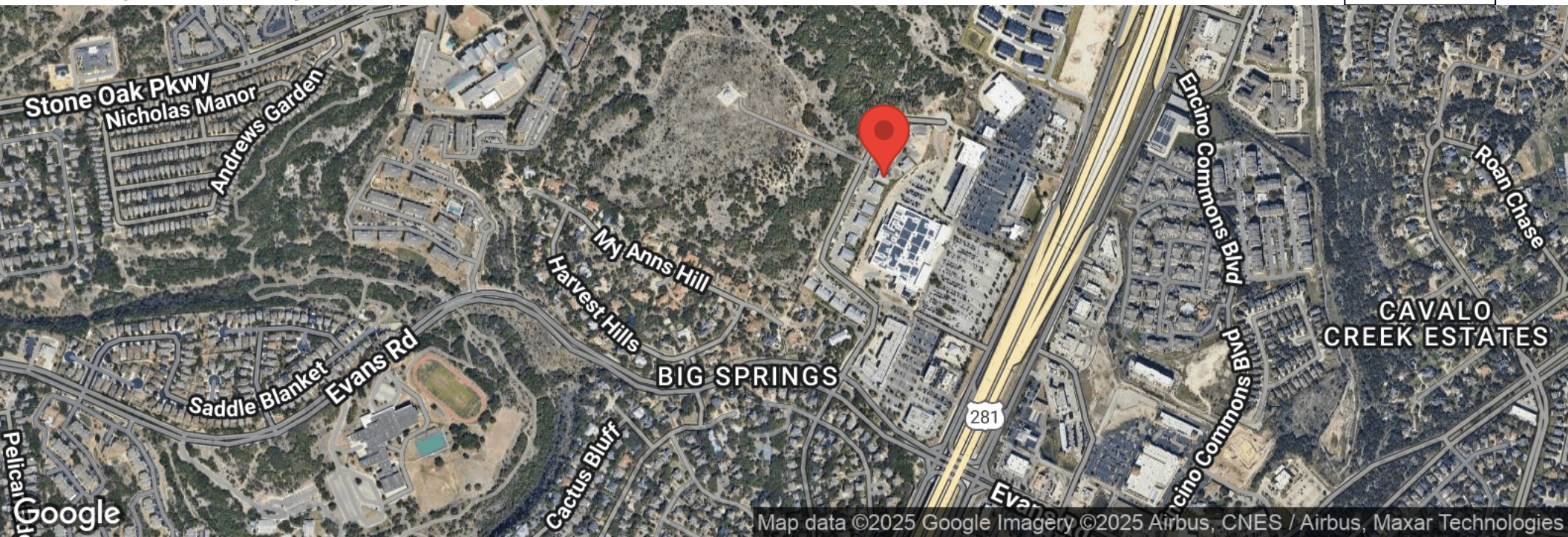
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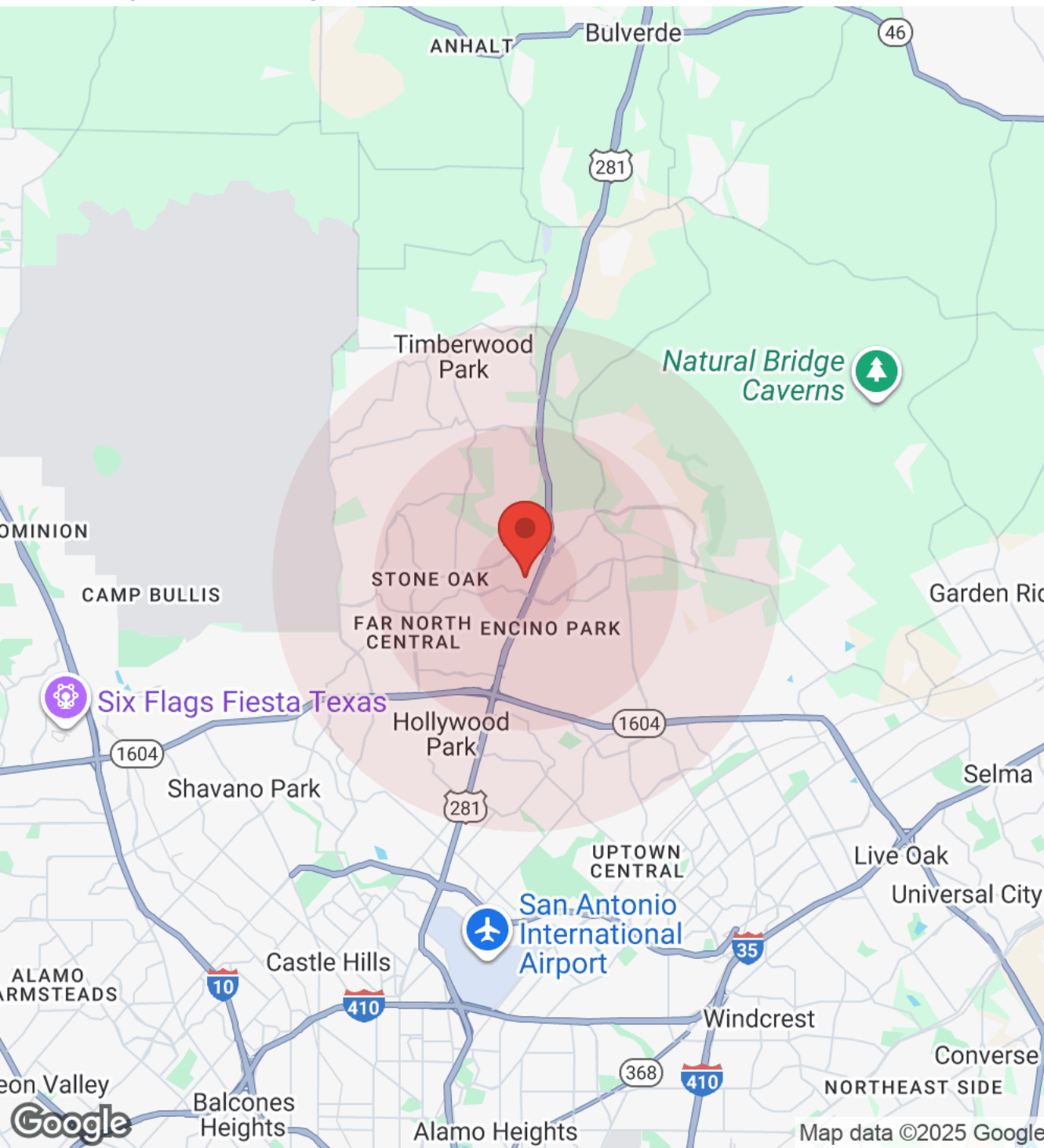
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,156	35,520	77,493
Female	3,367	36,962	80,618
Total Population	6,523	72,482	158,111

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,471	16,092	33,759
Ages 15-24	1,035	11,553	23,849
Ages 25-54	2,330	25,653	56,669
Ages 55-64	784	9,263	20,211
Ages 65+	903	9,921	23,623

Race	1 Mile	3 Miles	5 Miles
White	5,329	60,192	133,205
Black	264	2,951	5,992
Am In/AK Nat	N/A	33	128
Hawaiian	N/A	7	27
Hispanic	1,959	20,681	47,123
Multi-Racial	742	9,700	23,618

Income	1 Mile	3 Miles	5 Miles
Median	\$91,963	\$112,780	\$96,784
< \$15,000	122	806	2,092
\$15,000-\$24,999	57	938	2,852
\$25,000-\$34,999	11	948	2,653
\$35,000-\$49,999	232	2,621	6,193
\$50,000-\$74,999	483	3,160	8,637
\$75,000-\$99,999	228	3,774	9,515
\$100,000-\$149,999	774	6,743	13,636
\$150,000-\$199,999	238	3,216	6,346
> \$200,000	191	3,286	5,747

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,342	26,203	59,963
Occupied	2,216	24,234	56,227
Owner Occupied	1,469	17,040	41,065
Renter Occupied	747	7,194	15,162
Vacant	126	1,969	3,736

DISCLAIMER

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