

FOR LEASE

9638 Potranco Road
San Antonio, TX 78251

● Potranco Dugas Shopping Center | ±7,936 SF

±2,078 SF AVAILABLE | RETAIL

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$14.60/SF/Year
TOTAL AVAILABLE	Suite 102 ±2,078 SF
TOTAL GLA	±7,936 SF
LEASE TERM	3-5 Years
TYPE	Retail I Neighborhood Center
ZONING	C-2



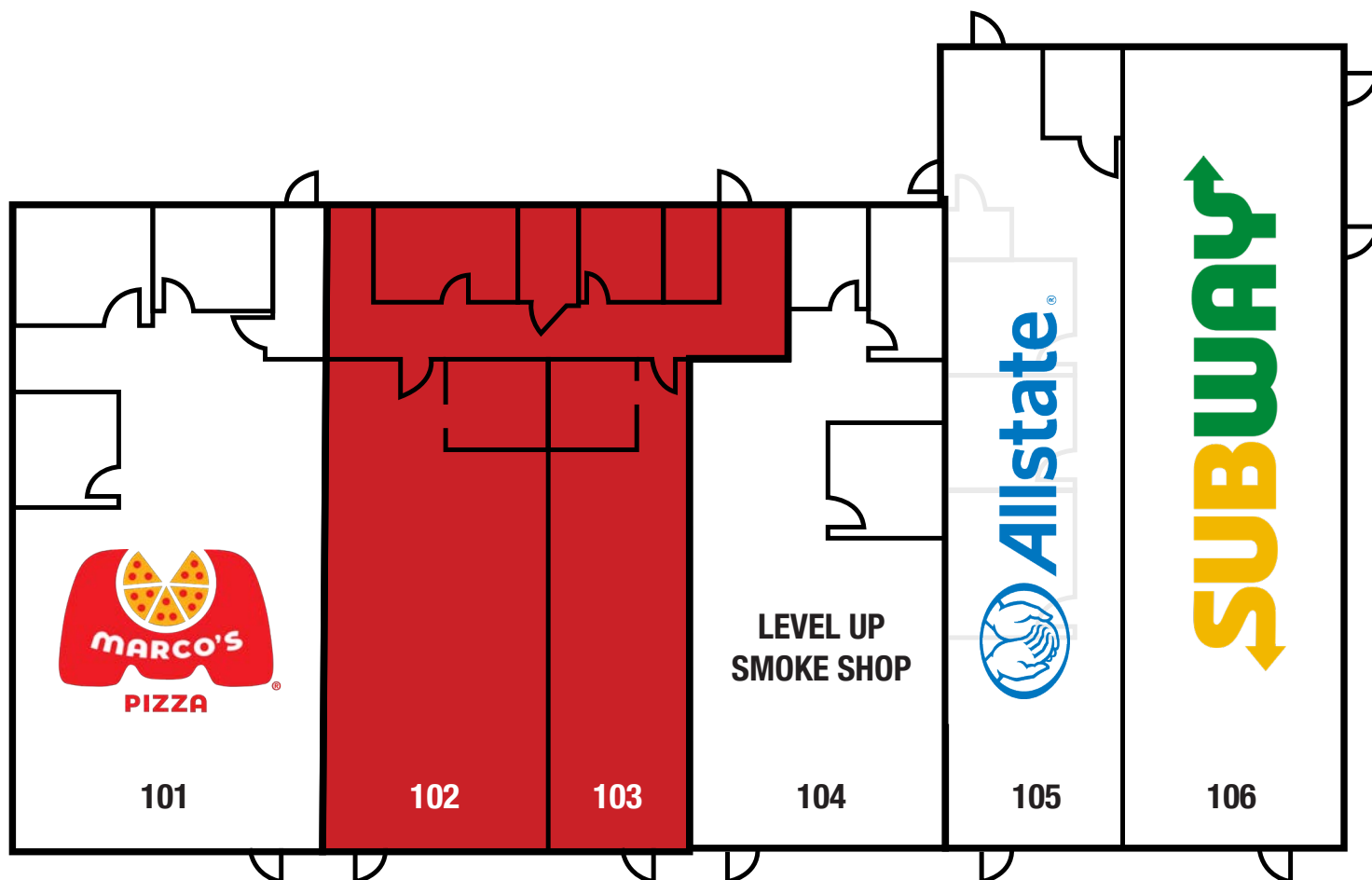
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SUMMARY

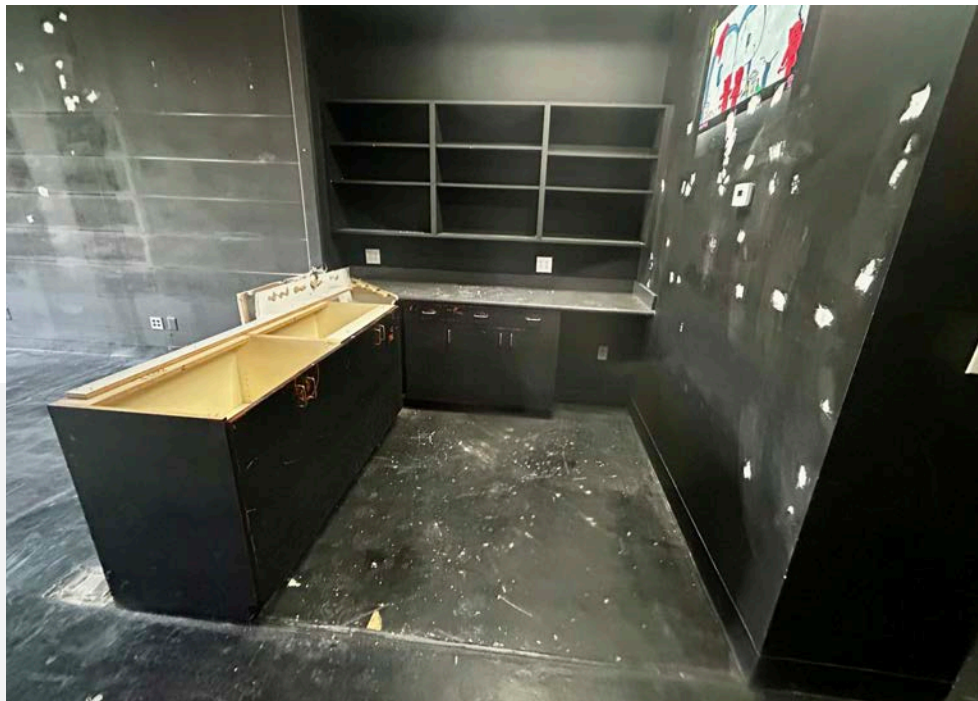
SITE MAP



SPACE	TENANT	SF
101	Marco's Pizza	1,735
102-103	AVAILABLE	2,078
104	Level Up Smoke Shop	1,400
105	Allstate	1,223
106	Subway	1,500

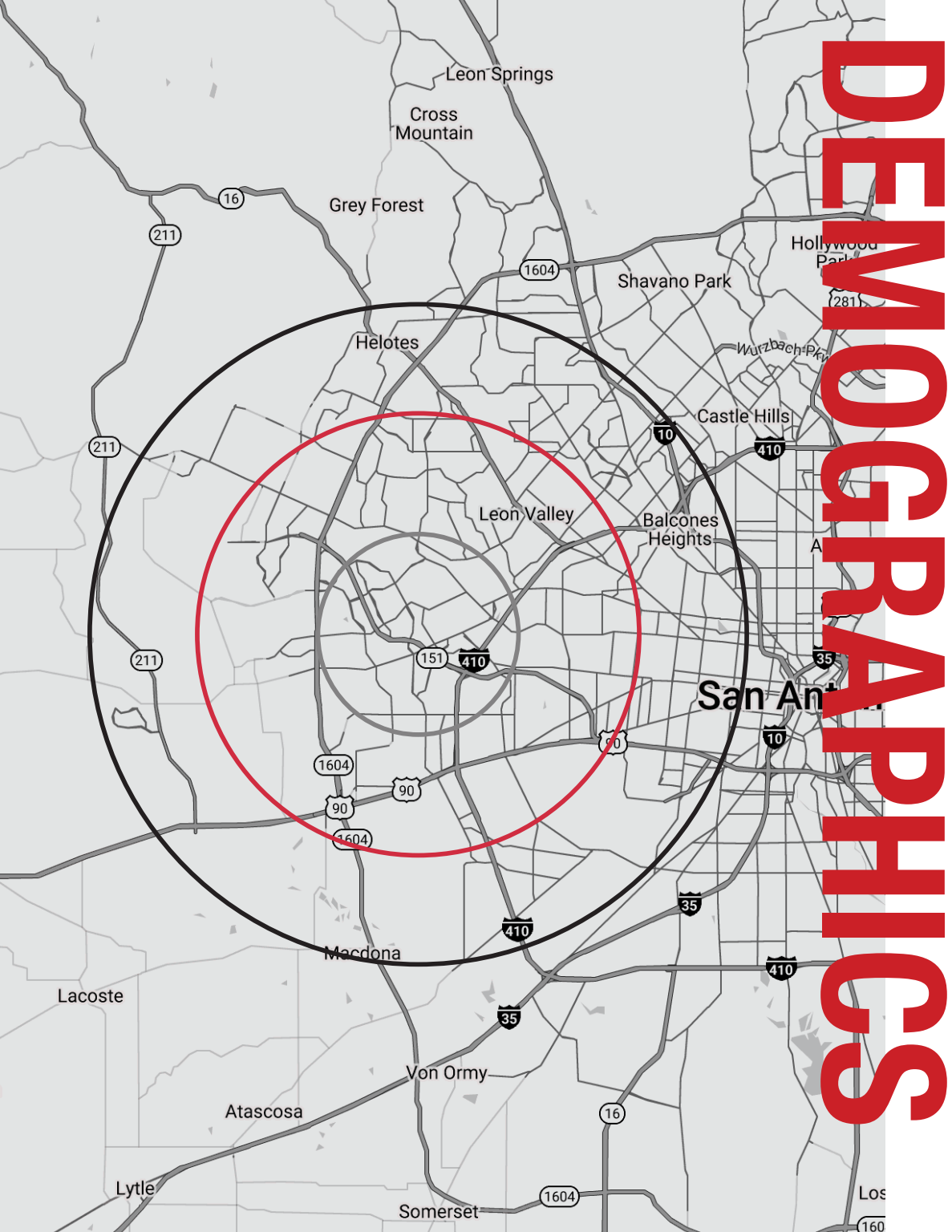


PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	16,746	126,321	313,471
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,271	45,520	107,638
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$85,636	\$87,424	\$90,866

Traffic Counts

STREET	AADT
Potranco Road	120,484
Richland Hills Drive	12,857

Cities Nearby

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naiaexcel.com

Tom Rohde, CCIM

210.844.0017
tomrohde@rohderealty.com

Ricky Patel

210.548.1056
rpatel@naiaexcel.com

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