



**PHYLLIS BROWNING Co.**  
COMMERCIAL

**12047 POTRANCO ROAD  
SAN ANTONIO, TX 78253**

FOR LEASE





## PROPERTY OVERVIEW

With just two spaces left, this is your chance to secure your spot in a thriving commercial hub. Nestled just 1.25 miles west of Loop 1604 on Potranco Road, this strategically located property is a magnet for retailers and service firms eager to tap into the booming trade area. Boasting an impressive 35,000 VPD (Vehicles Per Day), the property ensures maximum exposure, drawing in customers from Potranco Road and Exeter alike, including residents from the nearby Exeter Place Apartments (248 Units).

Crafted with meticulous attention to detail, this property features best-in-class design elements guaranteed to elevate your business. From elegant exterior dark wood and masonry facades to inviting earth-tone colors and shell finish out, every aspect exudes sophistication and style.

Now is the time to stake your claim in this sought-after location. Whether you're envisioning a premium sweet shop, a sleek service-based office, or a chic boutique retail space, the possibilities are endless. You'll be in good company with premier brands including SWIG, HotWorx, Razor Republic Barber Shop, and Alamo Primary Care Marlee Kutzer Physician Group.

## PROPERTY HIGHLIGHTS

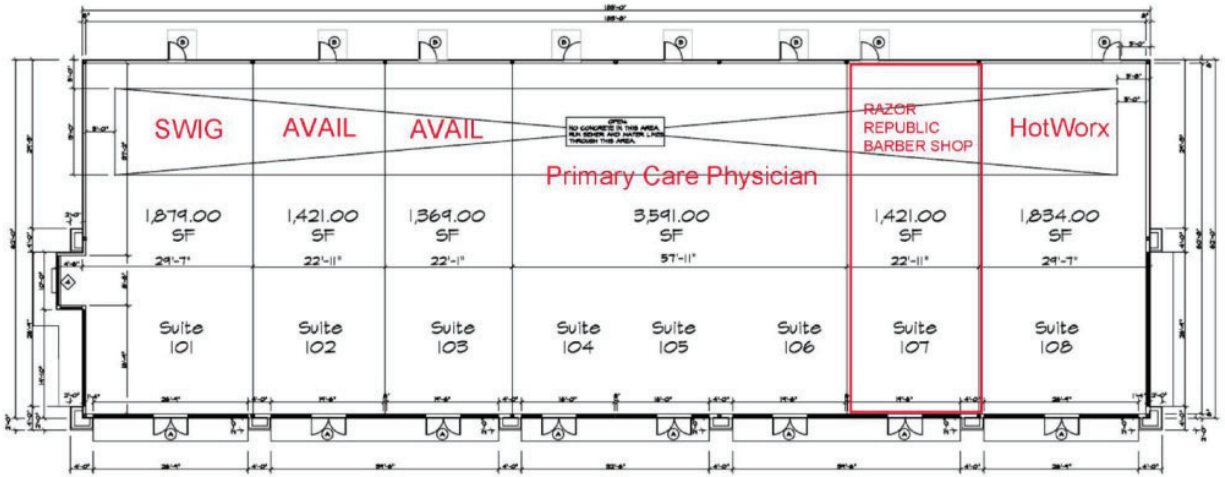
**USE:** Commercial-Other

**ZONING:** OCL

**MARKET:** San Antonio

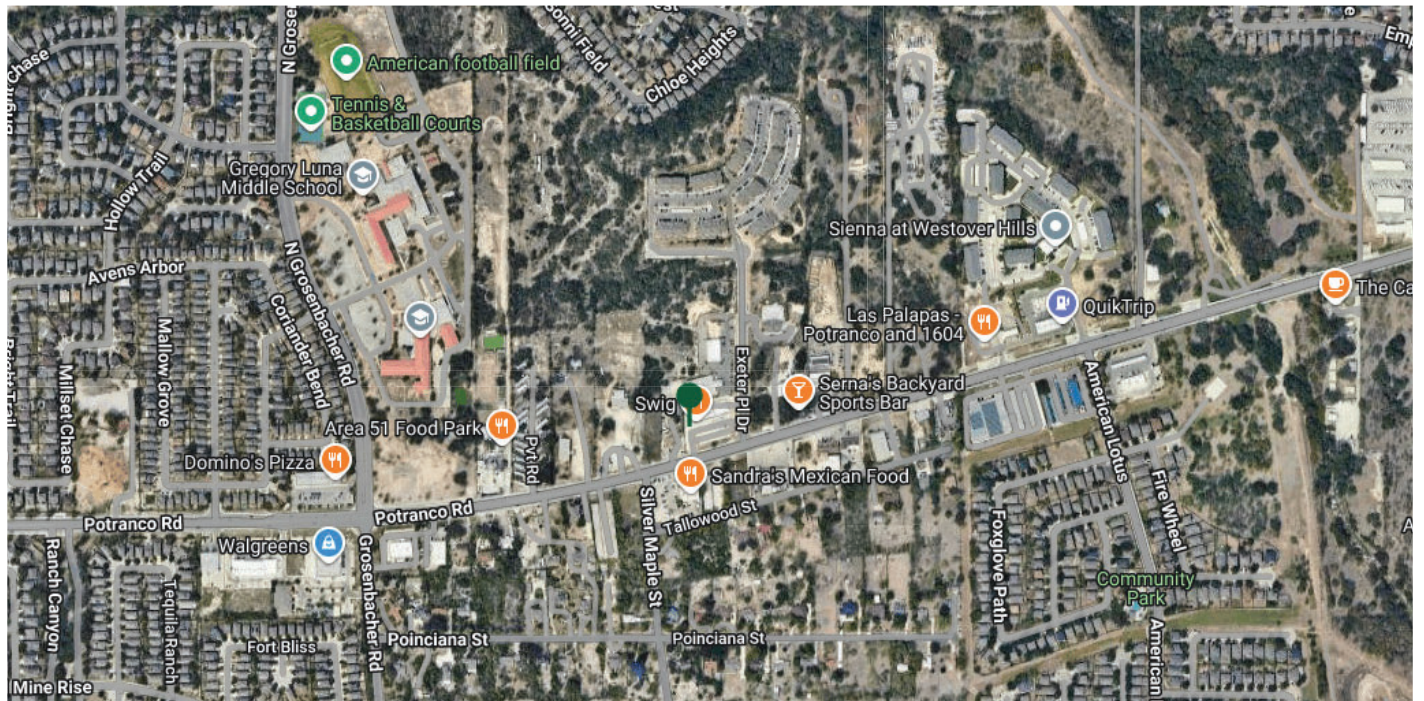
**LEASE PRICE:** \$34/psf base, \$10.00/psf nnn, \$35 ti

**PROPERTY SIZE:** ±1,369 sqft. - ±1,421 sqft.



DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
POPULATION (2024):	15,978	89,833	235,558
MEDIAN AGE:	33	35	35
MEDIAN AGE (MALE):	33	34	34
MEDIAN AGE (FEMALE):	34	36	36

SOURCE: ALPHAMAP





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