

# WINDSOR PARK CENTER

8460-8600 FOURWINDS DRIVE  
SAN ANTONIO, TX 78239

**Office DEPOT**

RETAIL/OFFICE PROPERTY FOR LEASE

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## PROPERTY DESCRIPTION

Ideal for retail, dining, and service businesses alike, Windsor Park Center provides ample opportunity for tenants to thrive in a vibrant and bustling environment. The center has major tenants such as Ross Dress for Less, Cavender's, and Petsmart, providing additional draw and foot traffic for all businesses within Windsor Park Center. Whether it's establishing a flagship store, launching a new dining concept, or offering essential services, the center caters to a diverse range of business needs.

## PROPERTY HIGHLIGHTS

- Prime leasing opportunity at Windsor Park Center, strategically located in the heart of San Antonio's vibrant commercial district.
- Benefit from unparalleled visibility and accessibility, with the center situated at the northeast corner of North PanAm Expressway/Connally Loop and Crestwind Drive.
- Enjoy a steady stream of customers drawn from the nearby Rackspace headquarters, home to over 10,000 employees, ensuring consistent foot traffic for all tenants.
- Convenient access to Interstate 410 Loop (Connally Loop) and North PanAm Expressway facilitates easy transportation for both commuters and local residents.

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## OFFERING SUMMARY

Available SF:	6,428 - 24,000 SF
Building Size:	196,599 SF
Vehicles Per Day:	204,000 via I-35 & 137,000 via 410
Major Tenants:	Ross Dress for Less, Skechers, Cavender's and Petsmart

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$69,049	\$74,447	\$87,285
Total Population	9,912	107,263	290,737
Total Households	3,952	42,138	109,935



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### LEGEND

Available

Unavailable

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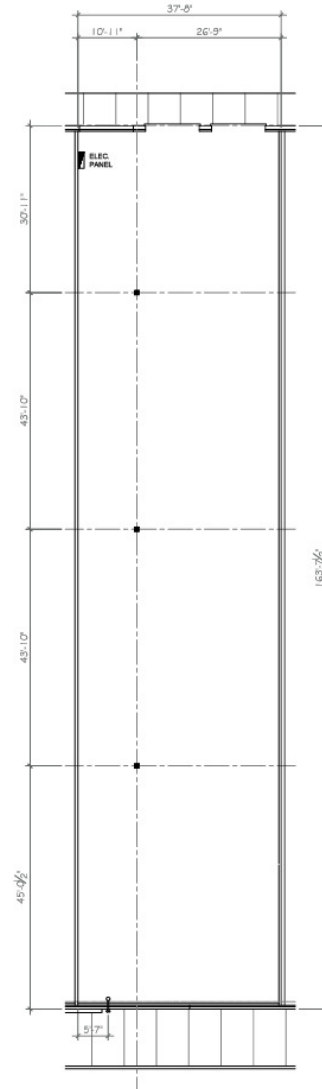
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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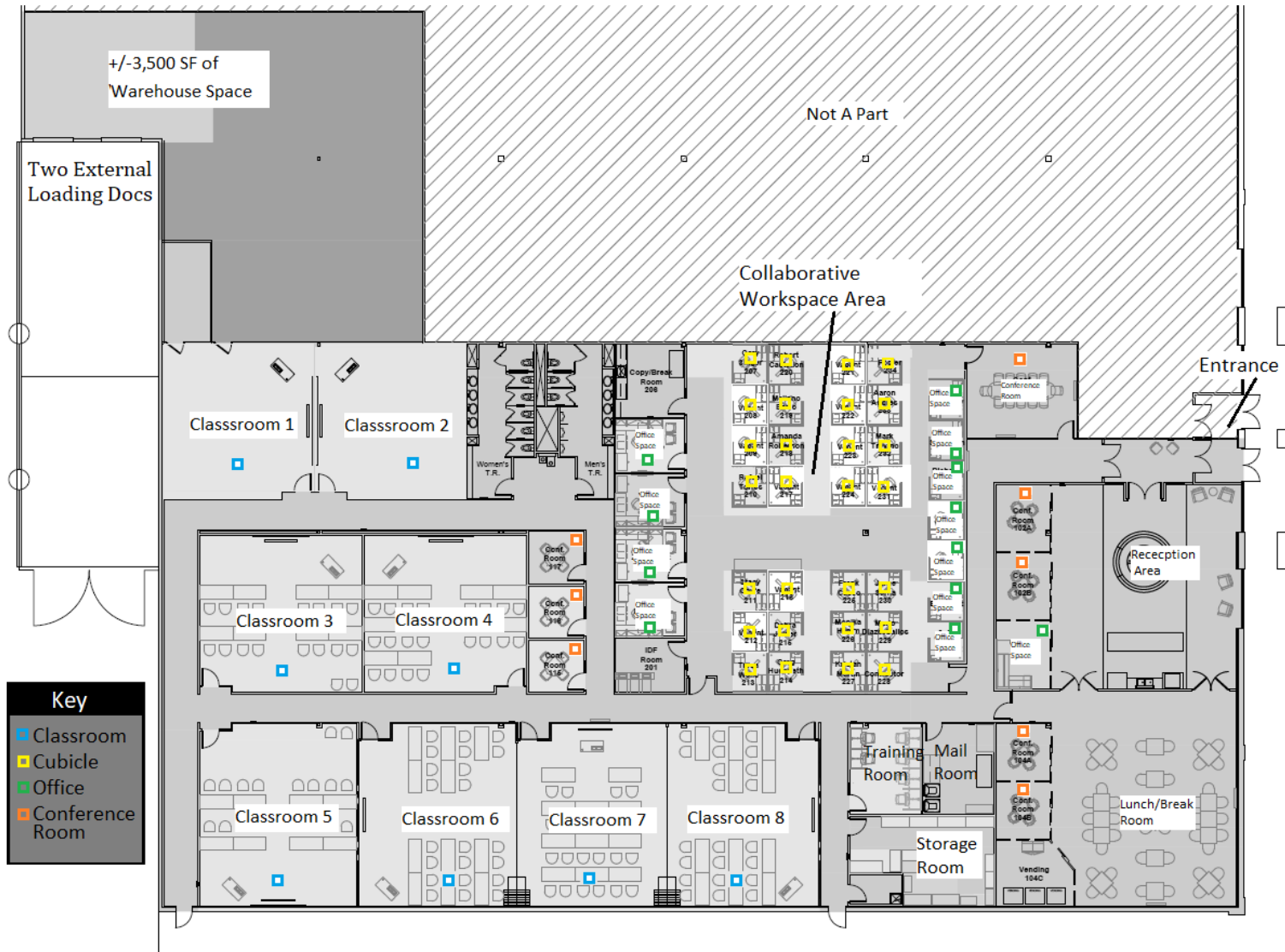
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# WINDSOR PARK CENTRE: EDUCATIONAL TRAINING FACILITY SUITE AVAILABLE

8680 FOURWINDS DRIVE, SAN ANTONIO, TX 78239



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# WINDSOR PARK CENTRE: 24,000 SF AVAILABLE FOR LEASE

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## MORE INFORMATION

- Ideal for public & private educational institutions, specialty trade & career schools, charter schools, employee training centers and general office users
- Convenient location right at Loop 410 & I35 interchange in NE San Antonio
- Easily accessible to all parts of San Antonio, Schertz, New Braunfels. 7 minute drive time to San Antonio Airport and 12 minute drivetime to Downtown SA
- Approximately 100 ft of frontage and 200 ft of depth
- Two external loading docs exclusive to the suite
- Unmatched visibility from Loop 410/I35. Building & Pylon signage opportunity



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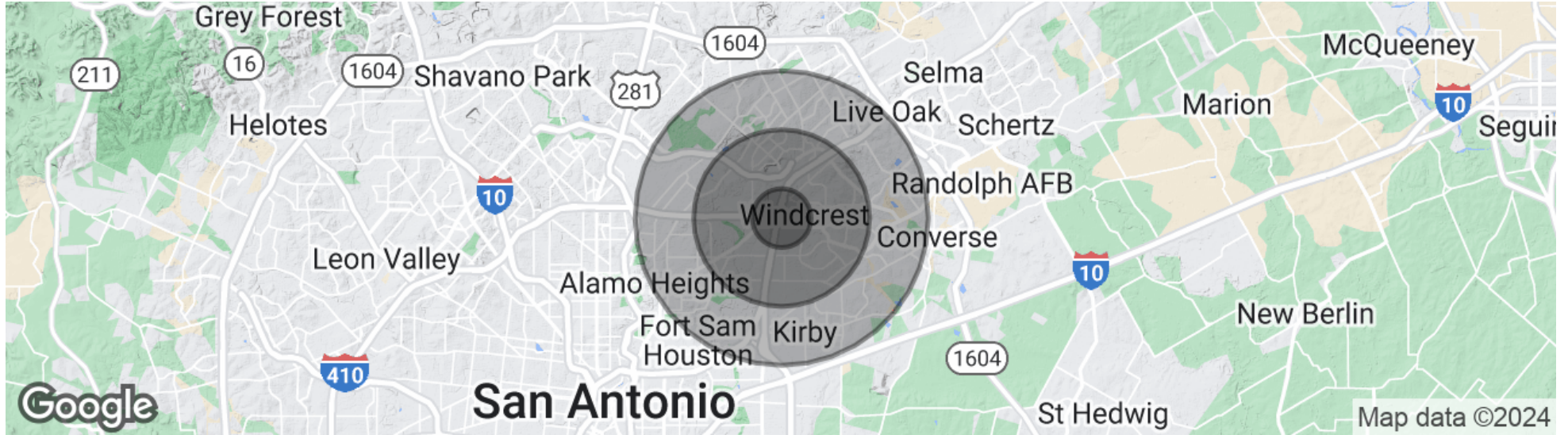
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,912	107,263	290,737
Median age	40	39	39
Median age (Male)	39	38	37
Median age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,952	42,138	109,935
# of persons per HH	2.5	2.5	2.6
Average HH income	\$69,049	\$74,447	\$87,285
Average house value	\$230,061	\$247,307	\$277,215

\* Demographic data derived from 2020 ACS - US Census



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