

**19805 Shady Lane, San
Antonio, Texas 78257**

**1500 Square Foot Unit
for Lease**



**Contact Aashiq Jivani
for Pricing**

**Almond Property
Management**

**Fixed Rent (NO NNN)
Tenant pays for just electricity**



210-426-2593



San Antonio, Texas, USA



AlmondPManagement@gmail.com

Camp Bullis Centre | 19805 Shady Lane, San Antonio, Texas 78257

OVERVIEW

Feature	Details
Total Area	1,500 sq ft
Parking	8 parking spaces
Ideal For	Nail Salon, Spa, Quick Service Restaurant
Information	This property offers a prime location directly behind The Rim Shopping Center, a major retail and entertainment hub with 15.9 million annual visitors. With easy access to I-10, the site is surrounded by strong demographics and key destinations such as La Cantera Resort, The Shops at La Cantera, and UTSA. Currently zoned C-20, the most intensive standard commercial zoning designation in San Antonio.



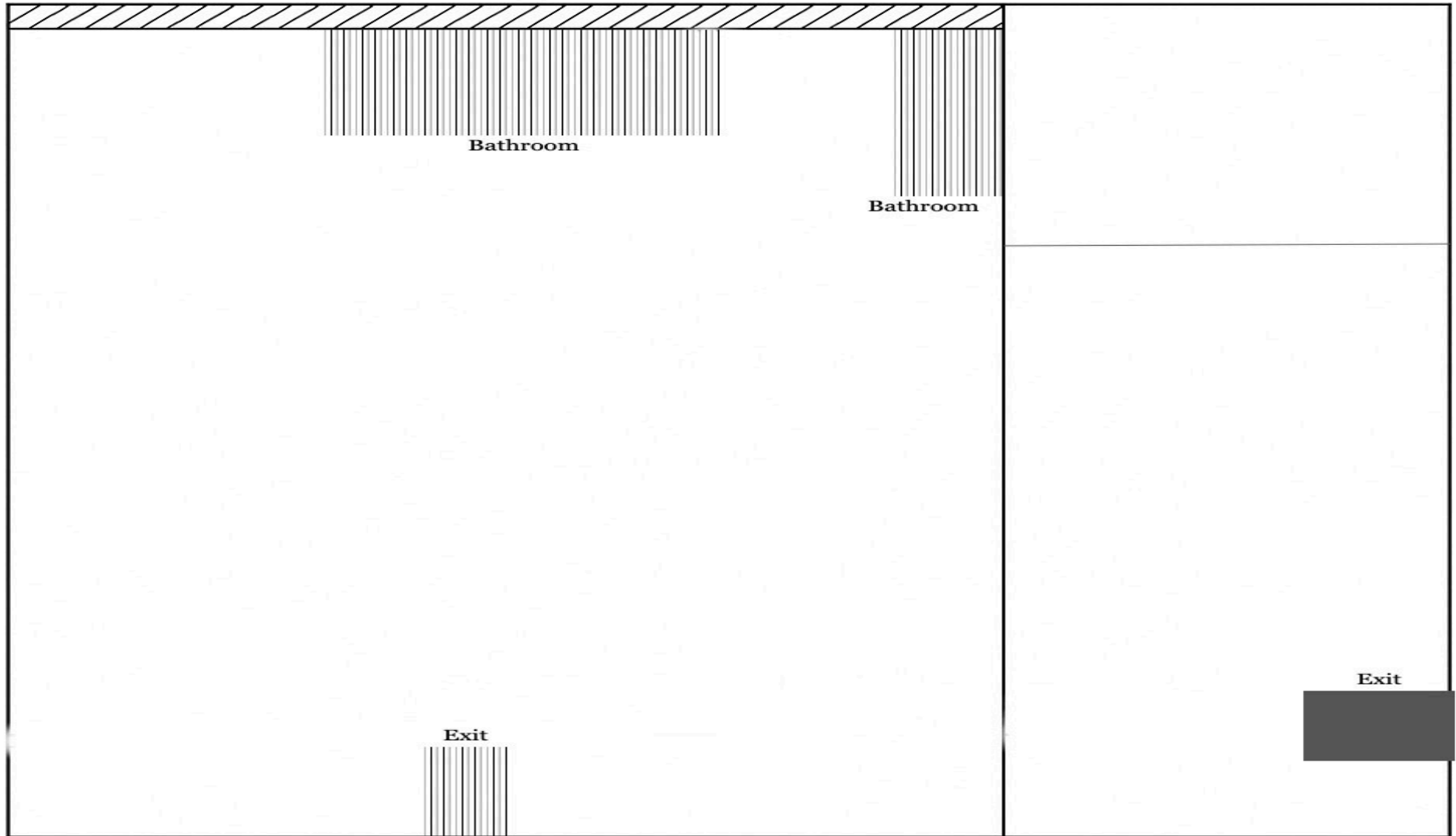
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Additional Information

Feature	Details			
Location	Located @ The Rim: The Most Visited Shopping Center in Texas Excellent Visibility from Interstate-10 Densely Populated and Affluent Area Epicenter of Activity Walking Distance from Six Flags and Minutes away from The University of Texas at San Antonio.			
Traffic	Positioned Along Area’s Major Retail & Traffic Corridor: Features Direct Access and Excellent Visibility from Interstate 10 with Daily Traffic Counts of more than 122k Vehicles. Situated just North of Loop 1604 (124k+ VPD).			
Demographics	Population	1-mile	3-miles	5-miles
	2024	6,787	45,015	136,629
	2029	7,390	48,884	146,063
Income	Income	1-mile	3-miles	5-miles
	2024 average	\$99,254	\$101,038	\$114,345



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