



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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WINDSOR PLACE SHOPPING CENTER RETAIL SUITES

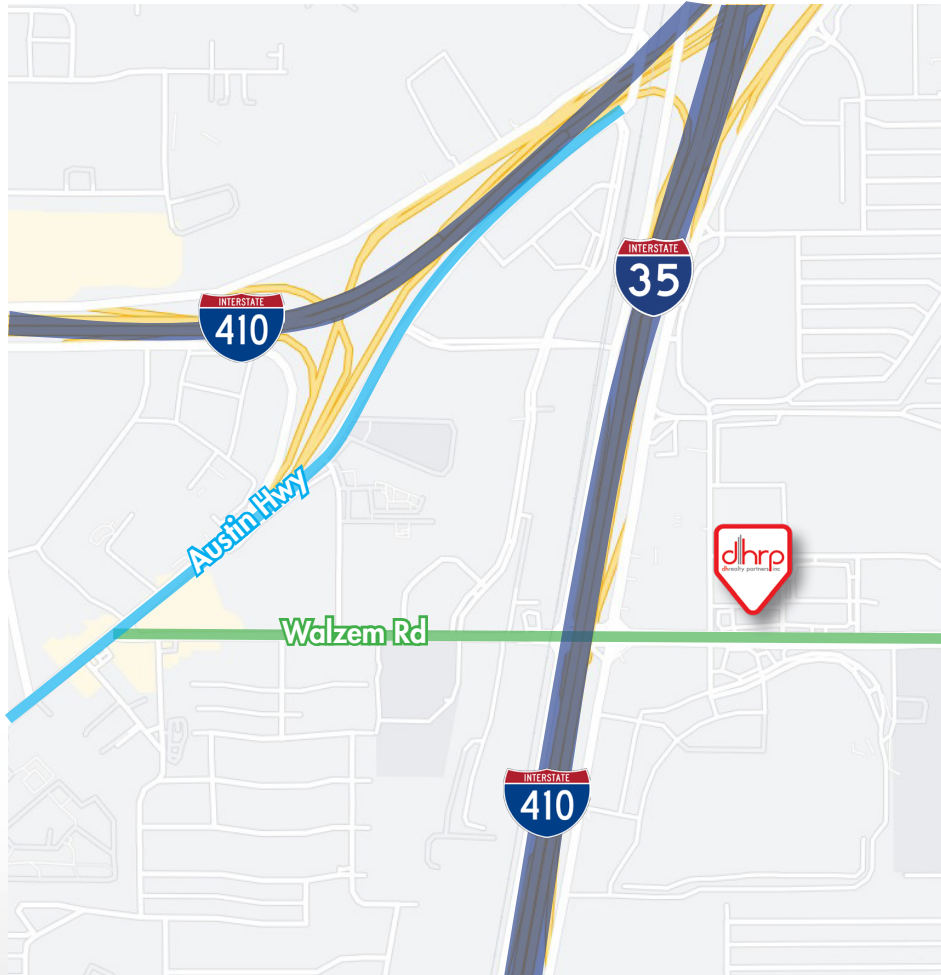
4903 - 4917 Walzem Rd | Windcrest, TX 78218



FOR LEASE

WINDSOR PLACE SHOPPING CENTER RETAIL SUITES

4903 - 4917 Walzem Rd | Windcrest, TX 78218



LOCATION

Located in **Northeast Central San Antonio in Windcrest**, one block east of the heavily trafficked intersection of Walzem Road and Loop 410/Interstate 35. Between Fourwinds Drive and Windsor Cross.

DESCRIPTION

Windsor Place Shopping Center is a freestanding retail center with tenants including T-Mobile, Supercuts, Freeway Insurance, and Pro Nail. The center immediately borders a Starbucks. It offers excellent visibility from Walzem Road.

BUILDING SIZE

± 13,748 SF

ZONING

B2, Business District, City of Windcrest

LEASE RATE

Contact Broker

SPACE AVAILABLE

Suite	SF	Lease Term
4903	± 3,150	3 - 10 Years

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

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PHOTOGRAPHY



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AERIAL MAP



POINTS OF INTEREST

- Theodore Roosevelt High School
- The Home Depot
- Starbucks
- Security Service Federal Credit Union
- Taco Cabana
- Firestone
- Discount Tire
- Olive Garden
- Applebee's
- Subway
- Burger King
- Bank of America Drive-Thru ATM
- Dunkin'
- KFC
- Bill Miller Bar-B-Q
- IBC Bank
- Taco Bell
- Bush's Chicken
- Shipley Do-Nuts
- Pizza Hut
- Dutch Bros Coffee
- Wingstop

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AVAILABLE SPACE



Suite 4903: ± 3,150 SF

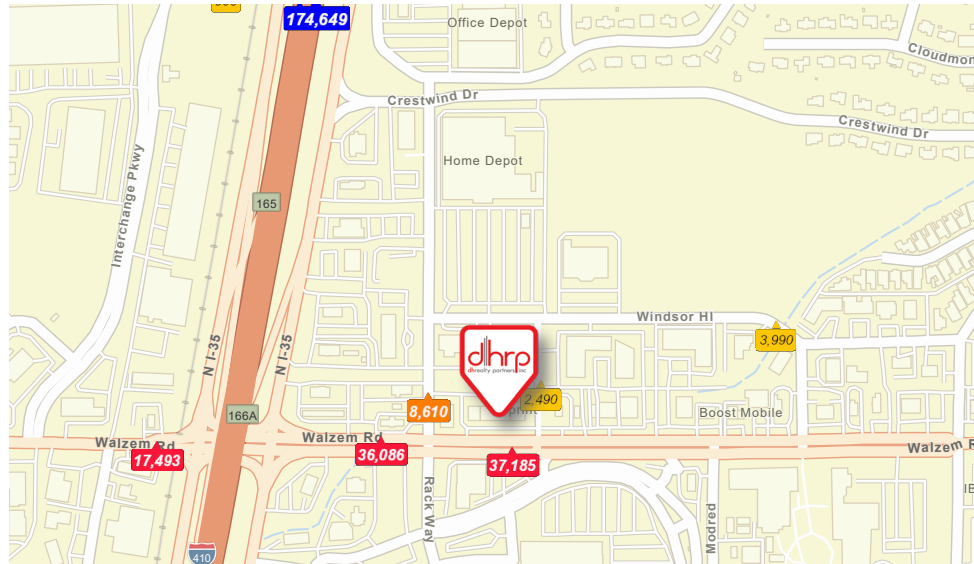


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TRAFFIC COUNTS AND DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	8,346	102,178	291,033
Median Age	39.6	36.3	36.4
Avg Household Size	2.5	2.5	2.6
Median Household Income	\$54,187	\$56,508	\$68,929

Source: ESRI, 2023

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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