

# RETAIL SPACE FOR SALE OR LEASE IN SW SAN ANTONIO, TX



- LOCATION** - SW San Antonio on major traffic artery directly across Marbach Rd from John Jay High School a short jaunt from major retail hub of Loop 410/Marbach
- AVAILABLE** - +/- 1,600 sf contiguous, +/- 920 sf (front space), +/- 680 sf  
Total bldg size – approx 3,200 sf; LOT SIZE - +/- .46 ac 100'X200'
- ADDRESS** - 7708 Marbach Rd, San Antonio, Tx 78227
- ZONING** - City of San Antonio C-3
- CONSTRUCTION** - Steel frame clear span; Bay depth – 40'
- POWER** - Single phase 200 amp
- HEIGHT** - 11'6" eaves and 13' pitch
- PARKING** - 7 parks per 1,000 sf
- TRAFFIC COUNT** - 15,000 + vpd TXDOT 2020 count
- COMMENTS** - Prominent presence on highly identifiable Marbach Rd directly across Marbach Rd from John Jay High; Convenient Loop 410 access and HWY 90 a few minutes away

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