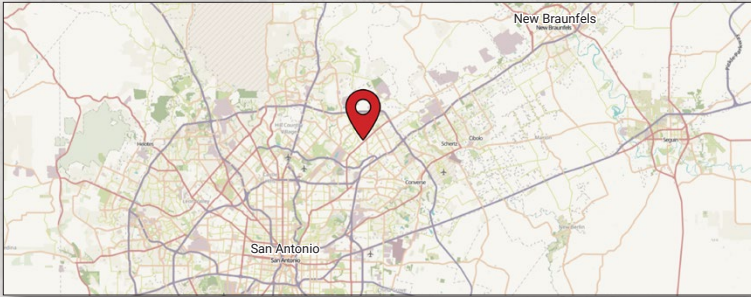


For Lease



Property Highlights

- Located at Nacogdoches and O'Connor Road in growing Northeast San Antonio
- Shared intersection with HEB, Big Lots, McDonald's, Ross Dress for Less, Walgreens among others
- Neighboring tenants include Dollar Tree, CSL Plasma, Panda Express and many others

SF Available 2,940 (divisible 1,200)

Lease Rate \$18.00 PSF NNN

NNN Est. \$4.44

Term Three (3) to five (5) years

Tenant Allowance Negotiable

Traffic Counts Nacogdoches at O'Connor; 30,074 AADT
Source: TxDOT TPP Statewide Traffic Count Map 2023

Demographics	1 Mile	3 Mile	5 Mile
Population	16,219	104,711	240,729
Median Age	37.0	37.1	37.7
Average Household Size	2.64	2.61	2.55
Median Household Income	\$62,053	\$67,714	\$65,699

Source: Esri Forecasts for 2023

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Northglen Shopping Center
13904 - 14038 Nacogdoches San Antonio, TX 78217

Offered by:
Cynthia Ellison, CCIM

Site Plan



Traffic Generators

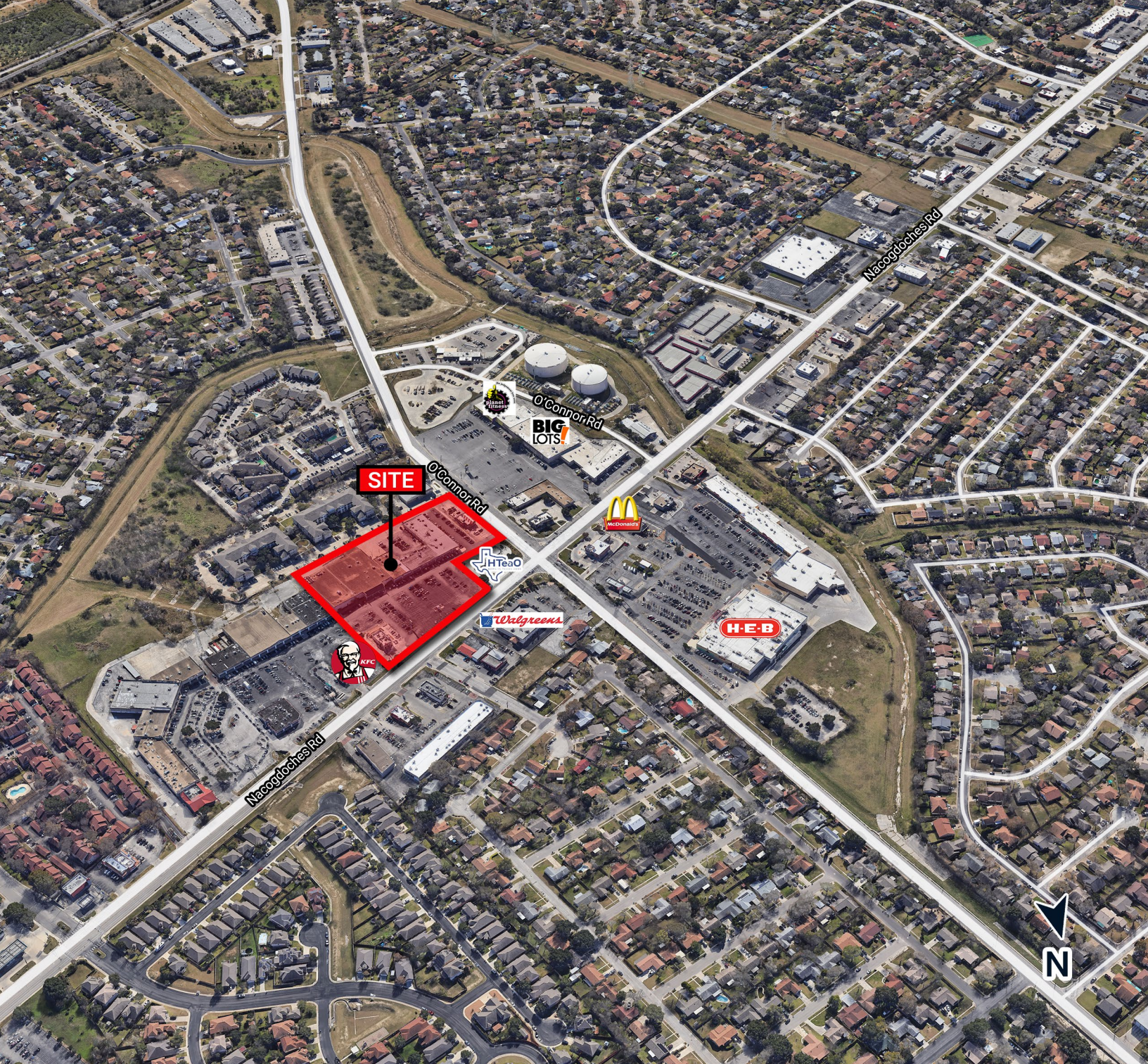


Floor Plan

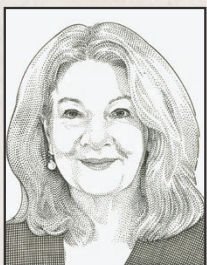
NORTHGLEN SAN ANTONIO



* All measurements are approximate and should be independently verified



Leasing Contact



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