



**FOR  
LEASE**

12475 Starcrest #102  
San Antonio, TX 78216

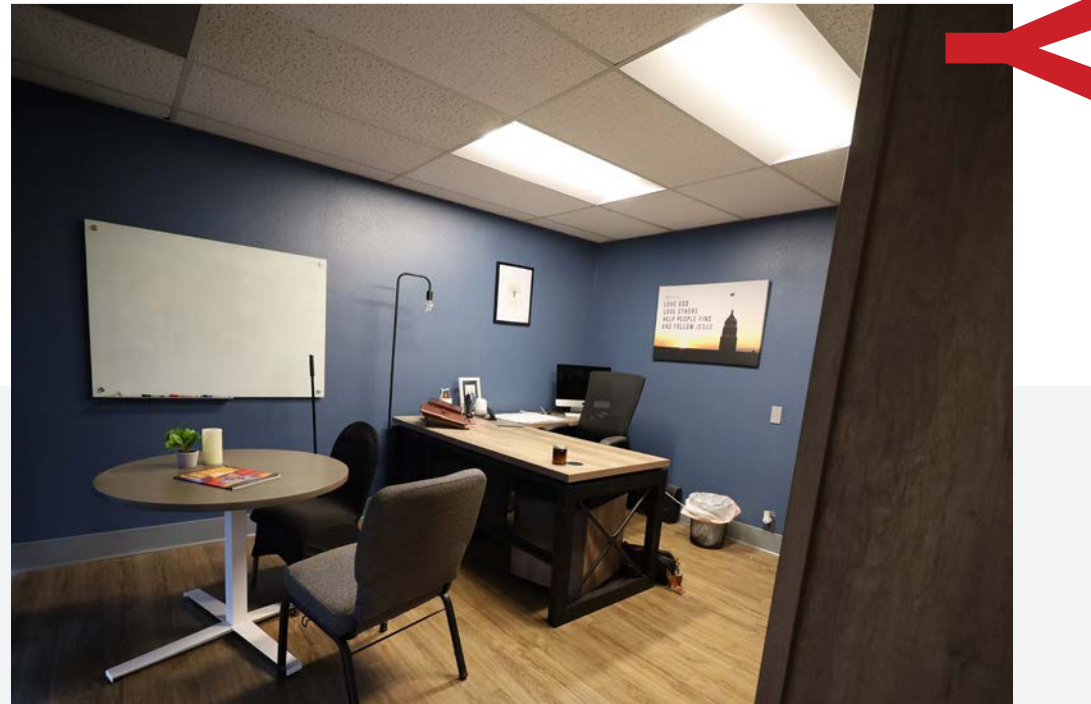
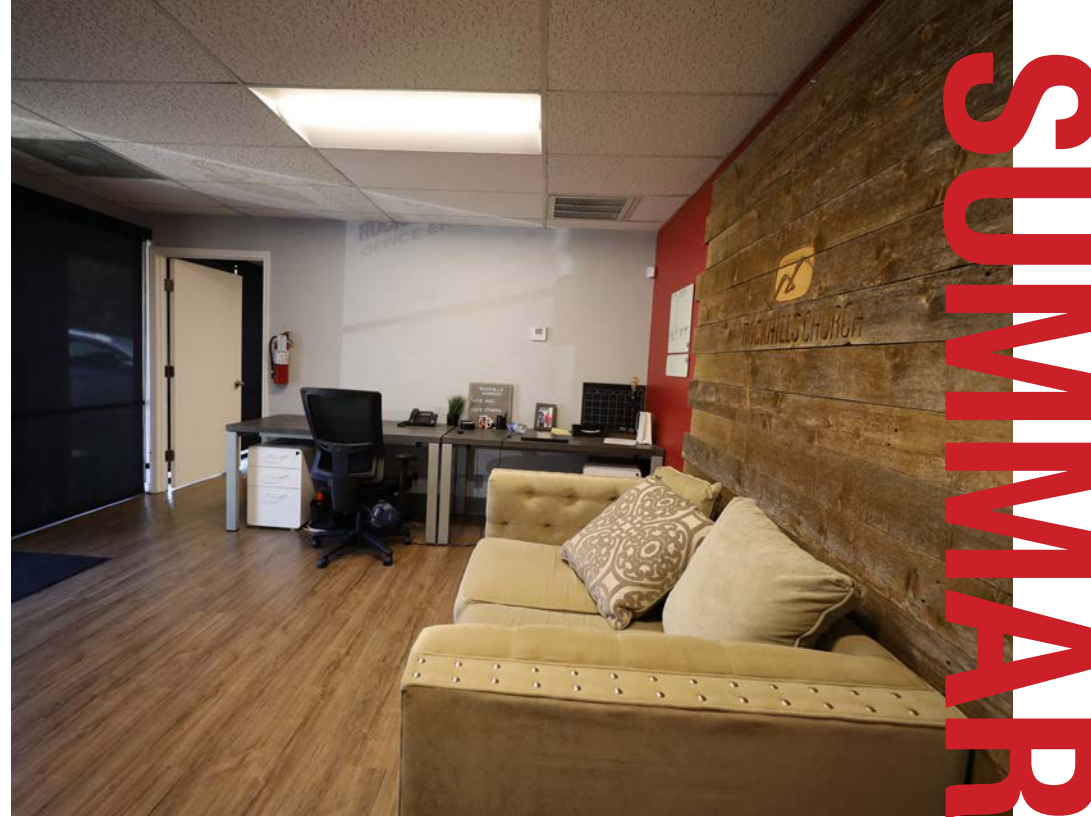
- Medical, Daycare or Retail uses
- Two conference rooms
- Reception area and storage area

**± 3,000 SF**

## Property Specs

LEASE PRICE	<b>\$22/SF/Year + NNN</b>
BUILDING SIZE   SF	<b>± 3,000 SF</b>
TYPE	<b>Office/Medical/Retail</b>
YEAR BUILT	<b>1985</b>
ZONING	<b>C-2</b>

- Perfect location for Medical Office, Daycare or Retail.
- 3,000 SF with two conference rooms, two offices, break room, wash room, reception area and storage area.



OR TEXT 22790 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# PHOTOS

This versatile layout is designed to meet the needs of professional service providers





**1985**  
YEAR BUILT

**7.5**  
MILES TO I-410 ONRAMP

**± 3,000**  
TOTAL SF AVAILABLE



# AREA MAP



Logos for various retail and service brands:

- THE HOME DEPOT
- TARGET
- STRIVE
- Starbucks
- Comerica
- ALAMO CAFE
- SONIC
- Valero
- DOLLAR TREE
- Comfort INN & SUITES
- CIRCLE K
- SUBWAY
- Walgreens

**SITE**

Logos for additional retail and service brands:

- McDonald's
- 7-ELEVEN
- Spectrum
- THE SOCCER FACTORY

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

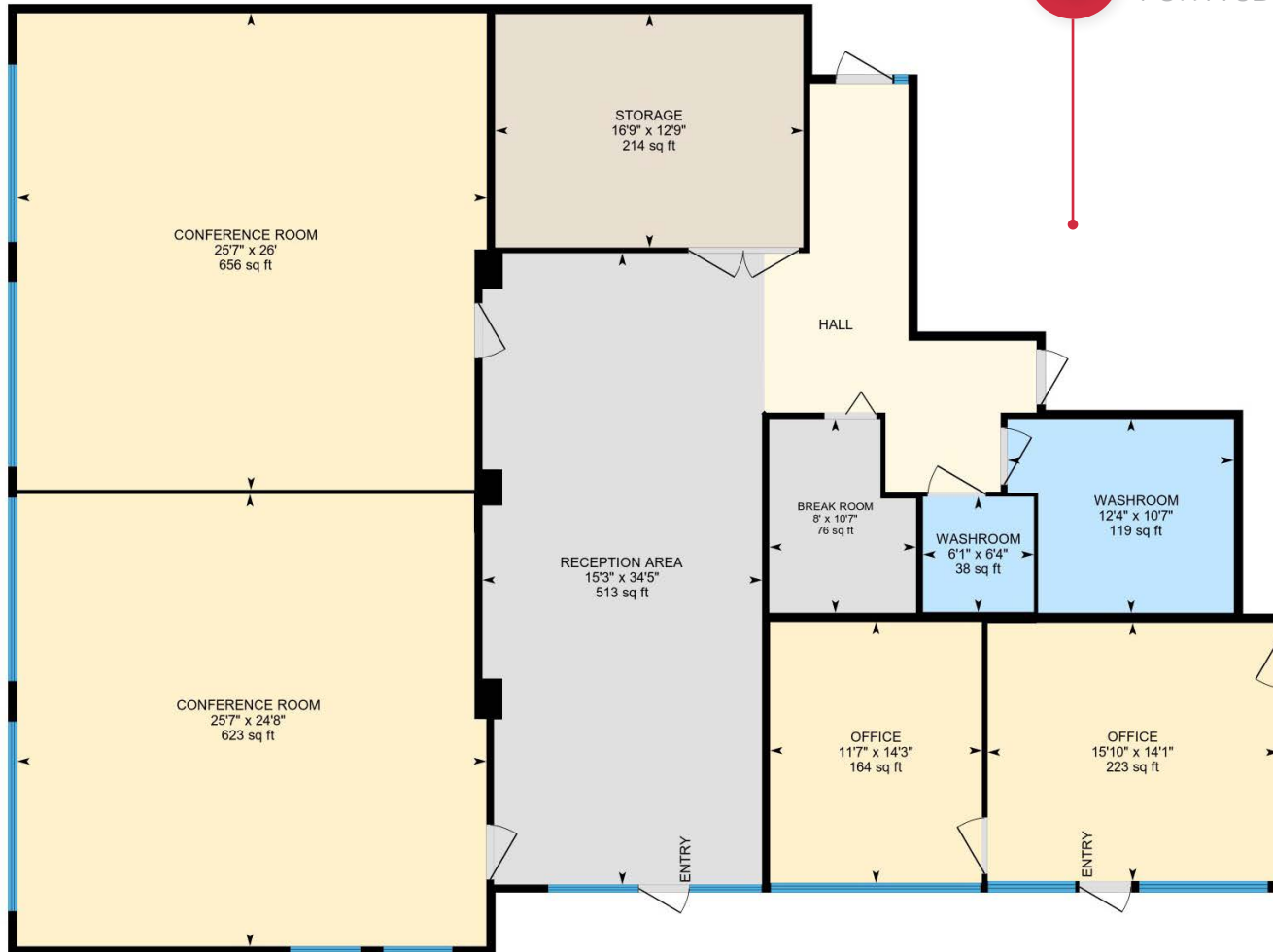
SAN ANTONIO INTERNATIONAL AIRPORT

JERRY COMALANDER STADIUM

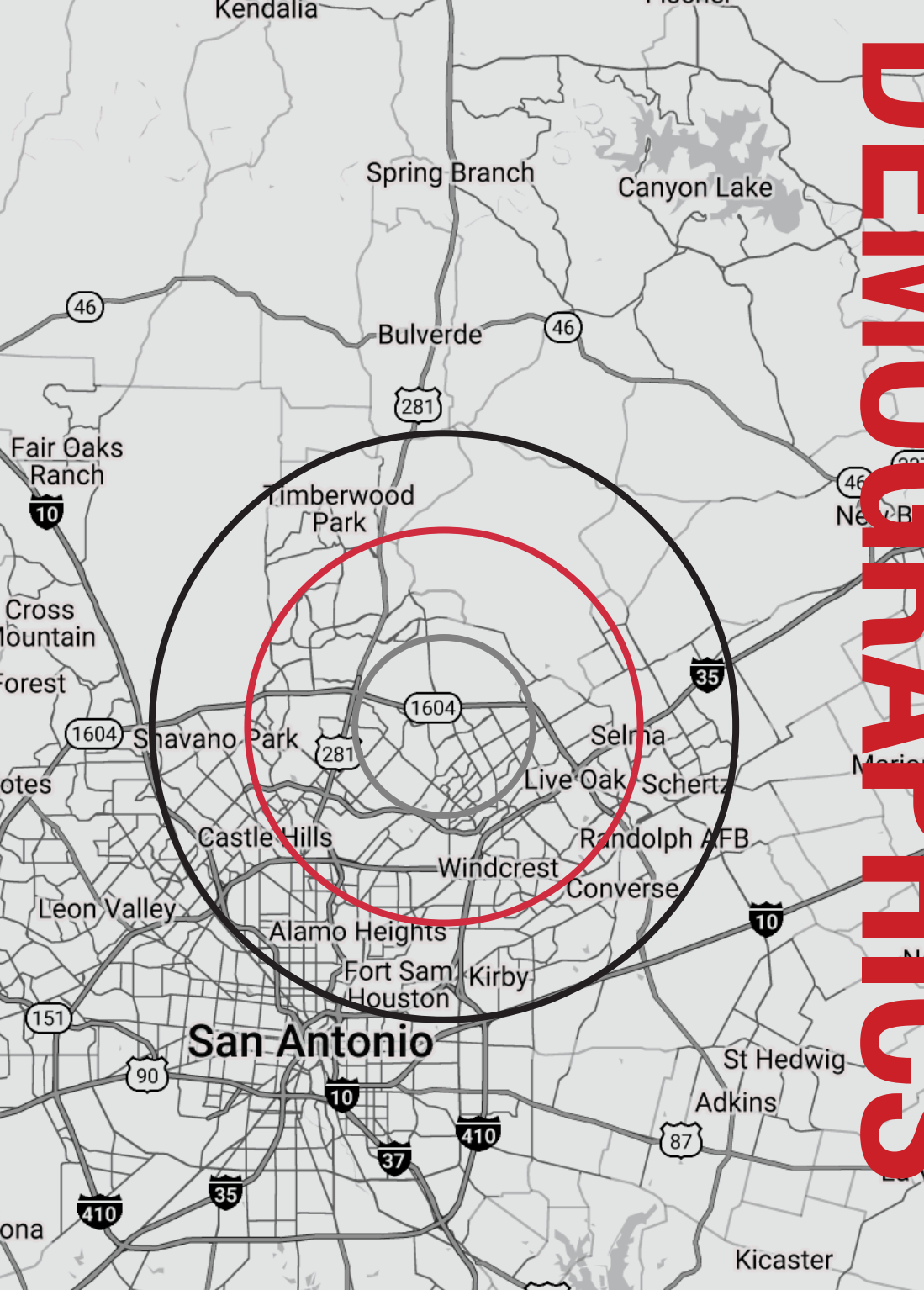
# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



TOTAL SF	LEASE RATE	YEAR BUILT	CLASS	ADDITIONAL FEATURES
± 3,000 SF	\$22 /SF/Year/NNN	1985	C- G	two conference rooms, two private offices, a break room, a washroom, a reception area, and a storage area.



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	7,662	78,894	254,338
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,708	35,164	110,620
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$94,320	\$96,161	\$107,666

## Traffic Counts

STREET	AADT
Hwy 281	139,478

## Cities Nearby

Austin, Texas	73 miles
New Braunfels, Texas	27 miles
Seguin, Texas	39 miles
San Marcos, Texas	45 miles
Boerne, Texas	27 miles

# TERMS & CONDITIONS

## Terms and Conditions

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