



FOR LEASE

910 SE Military Drive
San Antonio, TX 78221

±31,436 – 44,000 SF

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
TOTAL GLA	±31,436 – 44,000 SF
LEASE TERM	Negotiable

- Positioned in the Expanding SW Military Trade Area, with Proximity to the I-35 Intersection
- Exposure to Over 34K VPD
- Previously Operated as a Trampoline Park – Existing Equipment Available
- Proven Foot Traffic, Co-Anchored by PicaPica, Bringing Over 60k Monthly Visitors
- 17 ft+ Clear Height



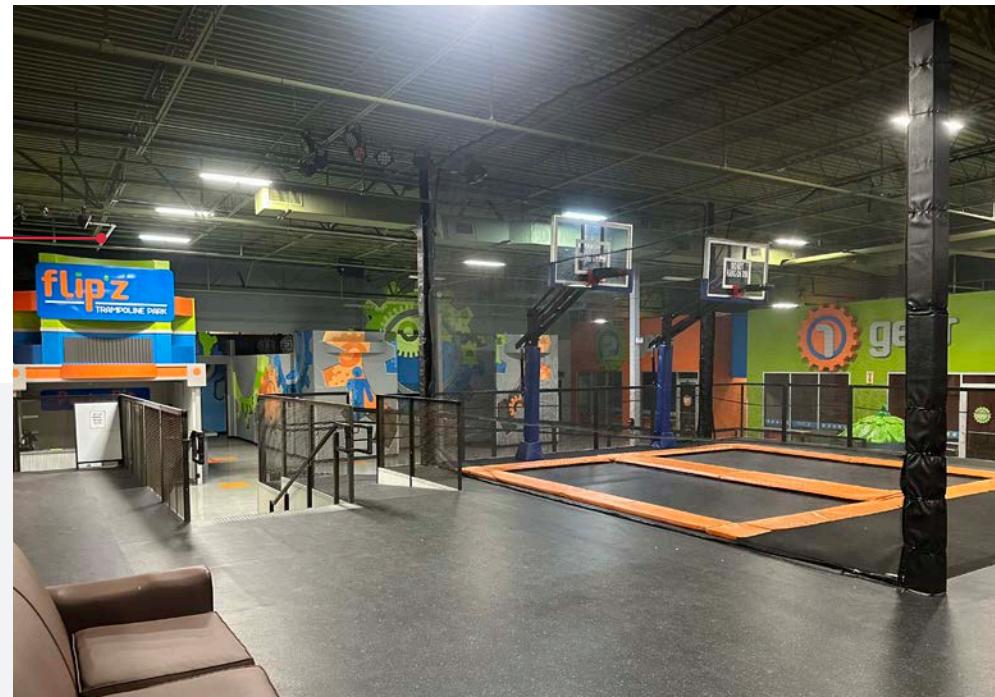
FOR MORE INFO
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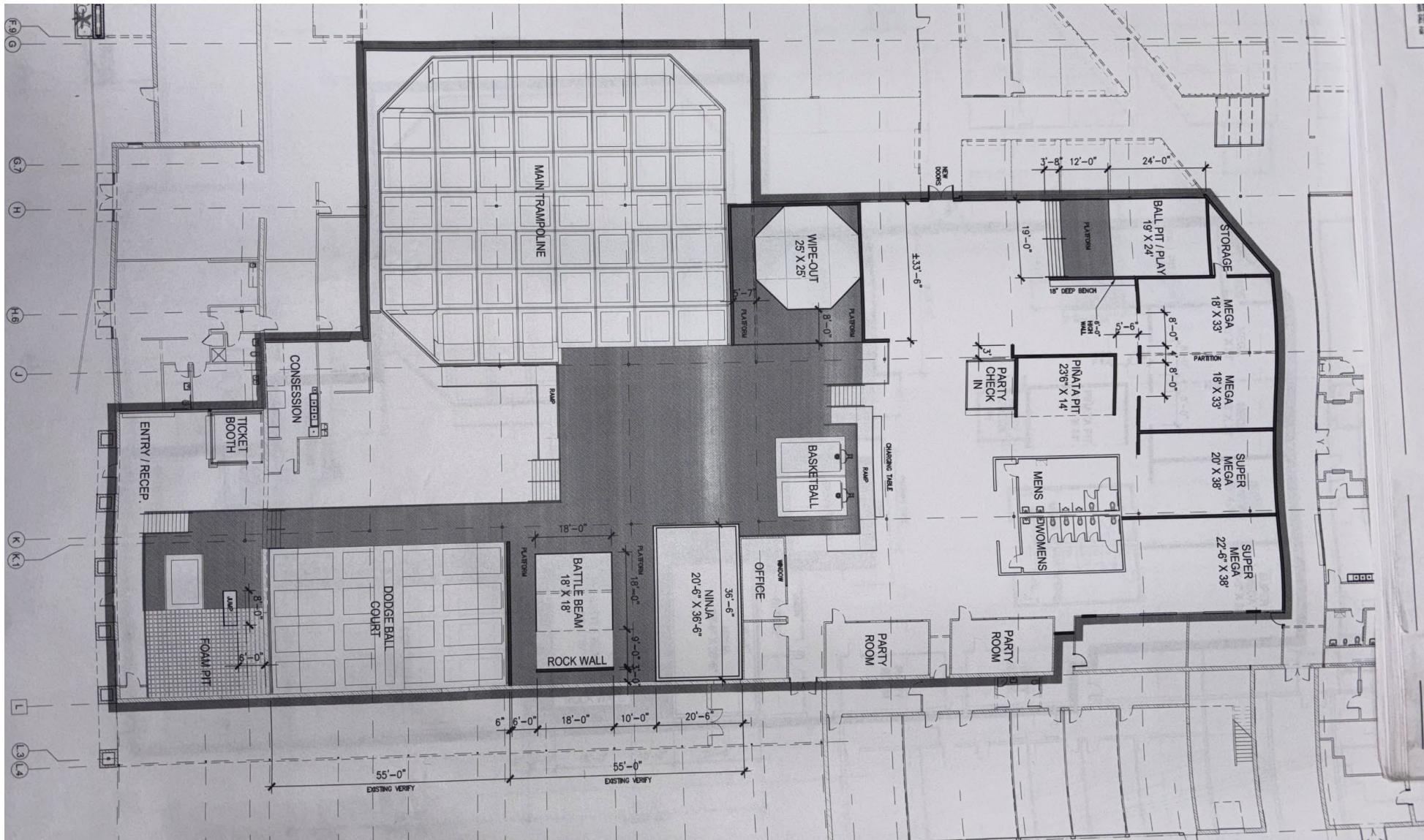


±31,436 – 44,000 SF

TOTAL SF AVAILABLE

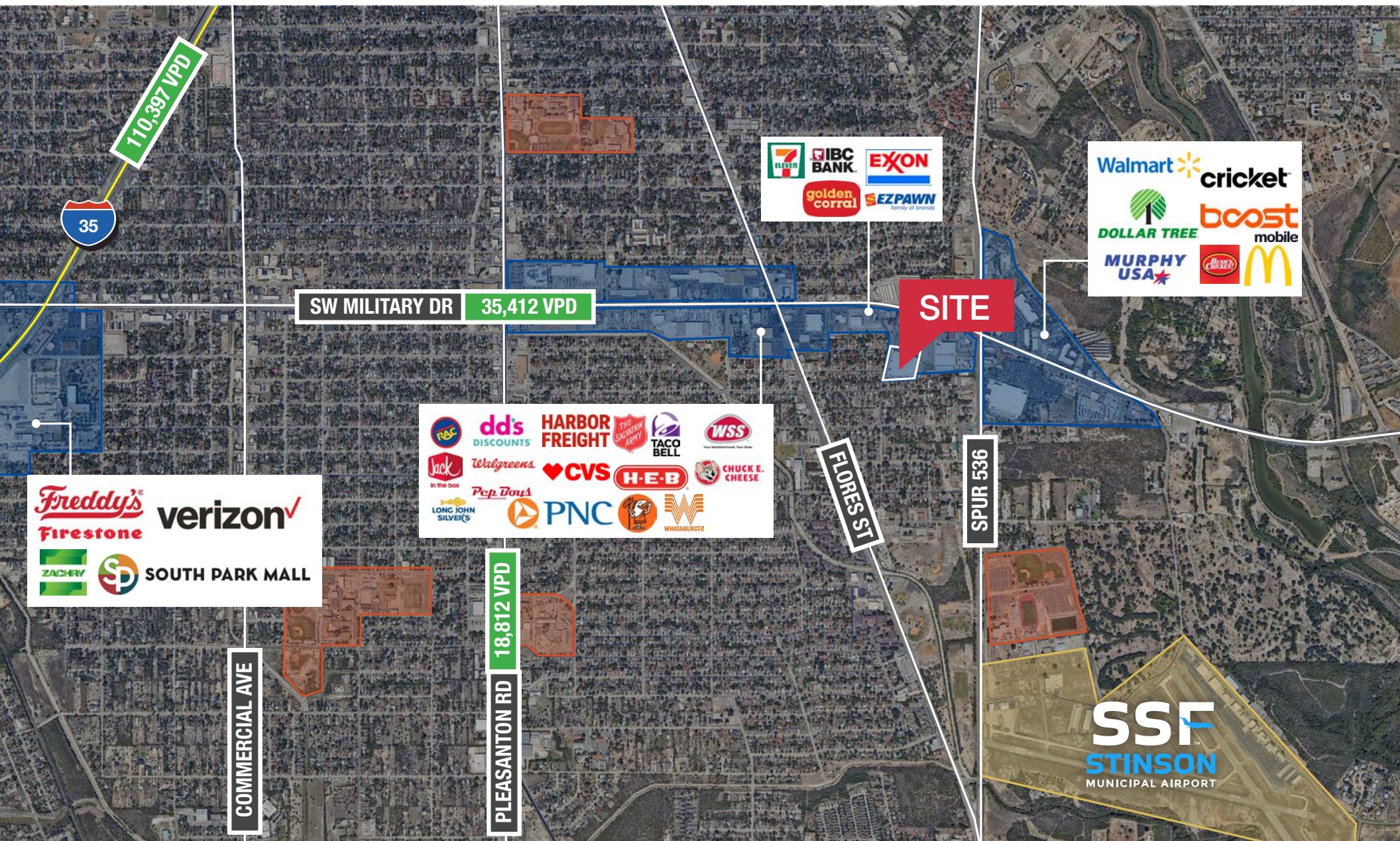


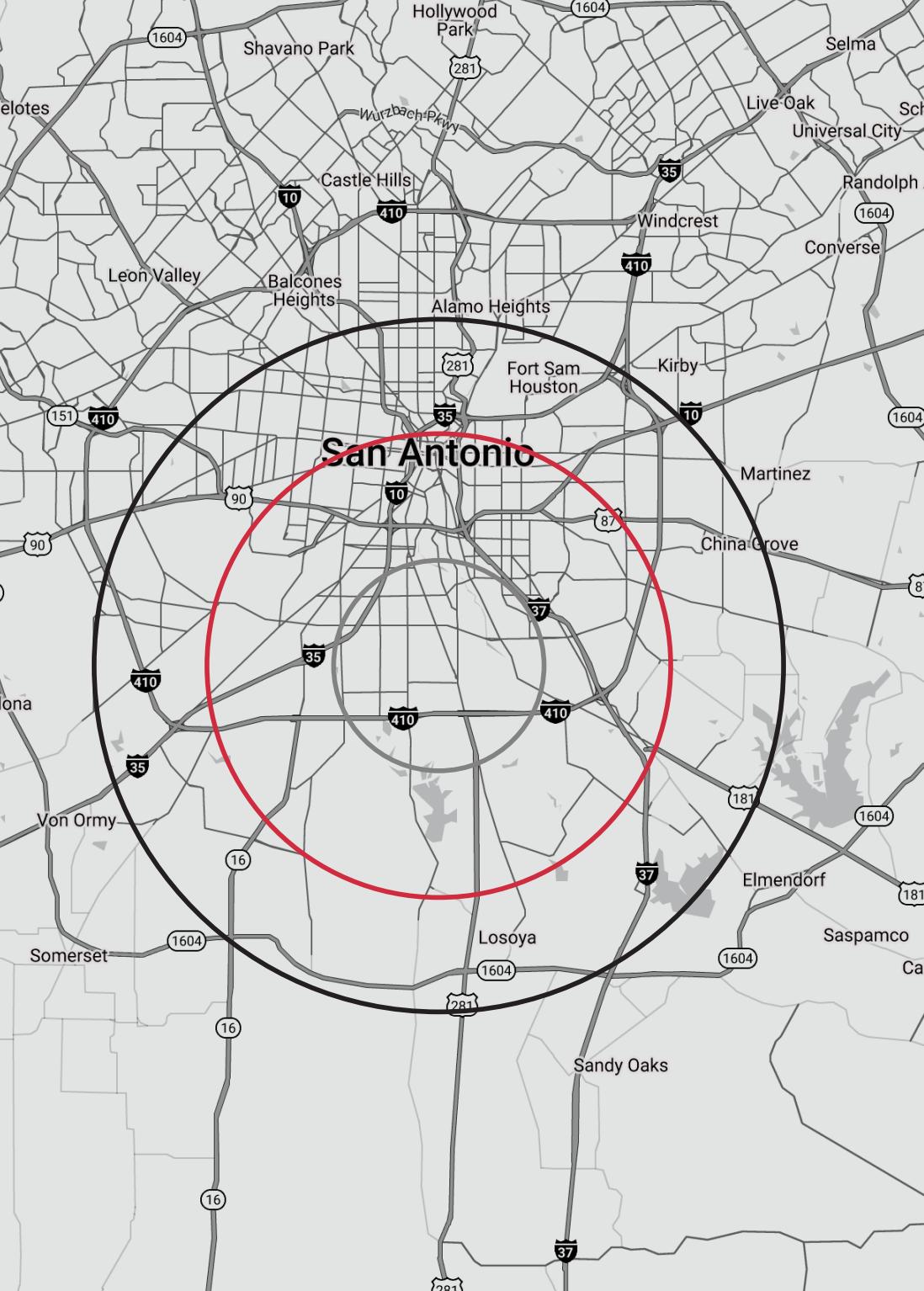
FLOOR PLAN



AREA MAP

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





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,727	103,798	103,798
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,517	35,233	35,233
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$60,572	\$60,323	\$60,323

Cities Nearby

Austin, Texas	85 miles
Corpus Christi, Texas	140 miles
Houston, Texas	198 miles
Waco, Texas	200 miles
Dallas, Texas	293 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

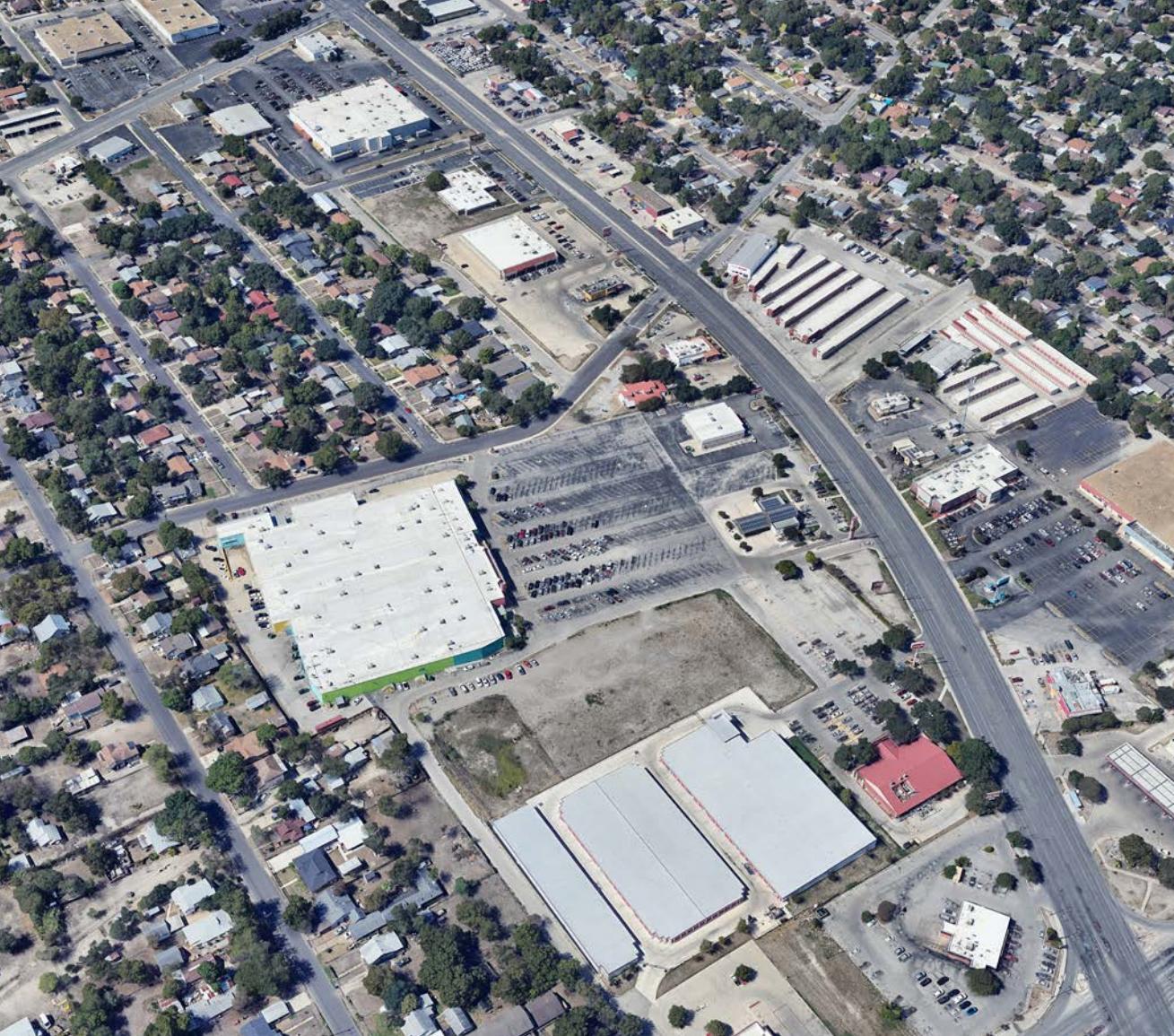
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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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