

# FOR LEASE

TRUE^NORTH  
COMMERCIAL REAL ESTATE



## Retail Space Available

2,099 SF

Area Retailers

True North Commercial Real Estate has the the privilege of offering up a beautiful in-line retail space in Schertz, TX. Previously occupied by Pho Bowl, amassing 2,099 SF.



917 FM 3009 UNIT 100  
Schertz, Texas 78154

# Starbucks + Retail Center

Unit 100

Schertz, TX

## PROPERTY HIGHLIGHTS

2018 Construction with all other spaces leased

Freestanding Starbucks to anchor property

Located in a substantial San Antonio, TX suburb.

## DEMOGRAPHICS

Population	42,622
Average Household Income	> \$90,000
Traffic Count	30,989 VPD

## PROPERTY INFORMATION

Center Size - building	9,413 SF
Space for Lease	2,099 SF
Year Built	2018
Parking	45 Spaces

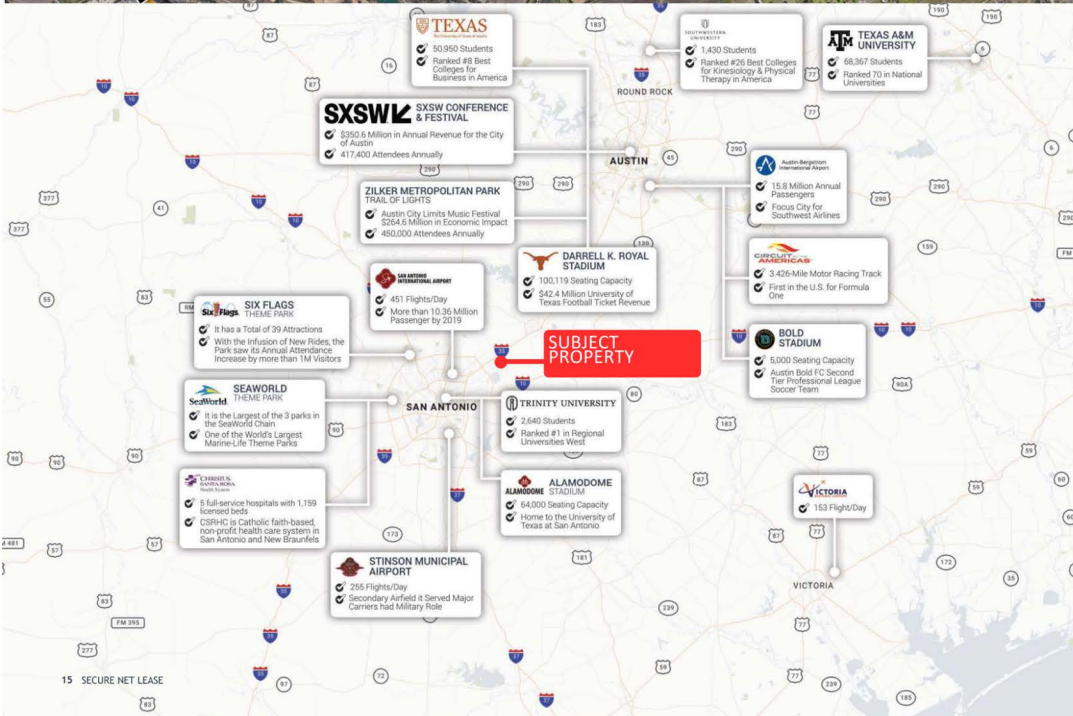
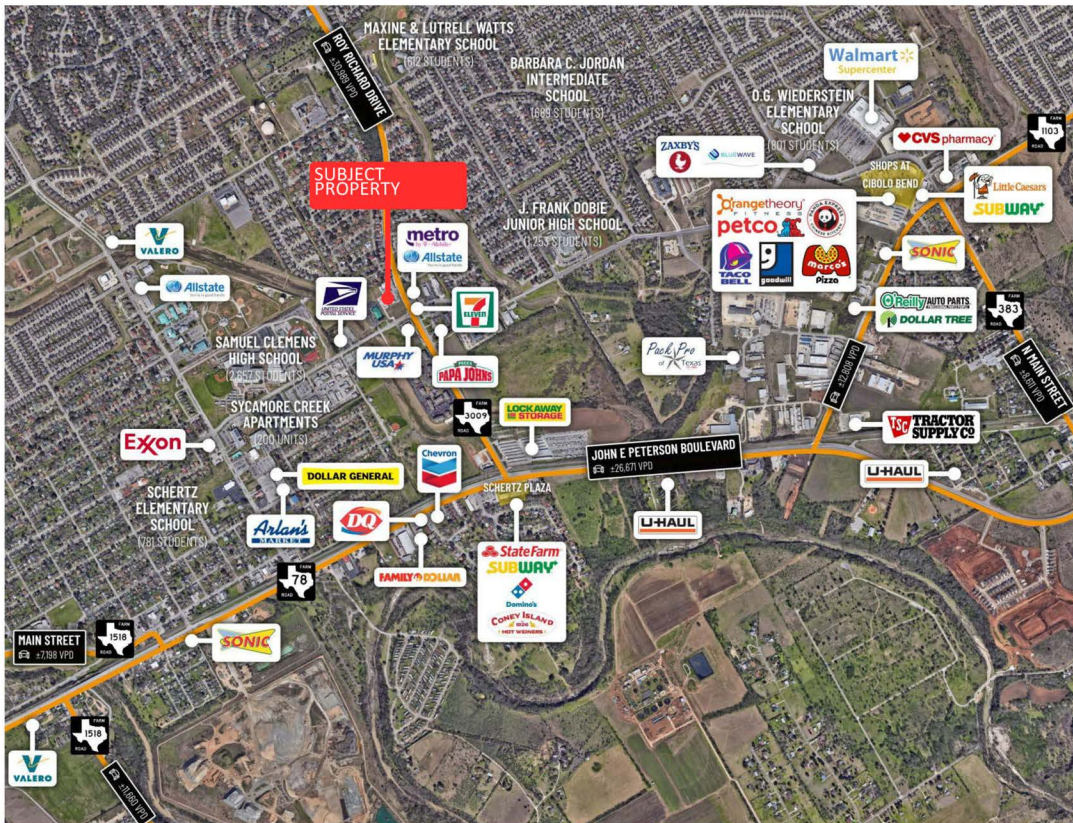
## PRICING BREAKDOWN

Price per SqFt	\$34 per SF
Triple Net Estimate	\$12.50 per SF

**For More Information Please Contact:**

Alex Gerber, CEO  
214 - 236 -7773  
alex@truenorthcre.com

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