



AVAILABLE NOW

±4,750 SF FREE-STANDING BUILDING

**AT W. GRAYSON ST. & ELMIRA ST.
109 W GRAYSON STREET
SAN ANTONIO, TX 78212**

PROPERTY HIGHLIGHTS

109 W GRAYSON STREET
SAN ANTONIO, TX 78212

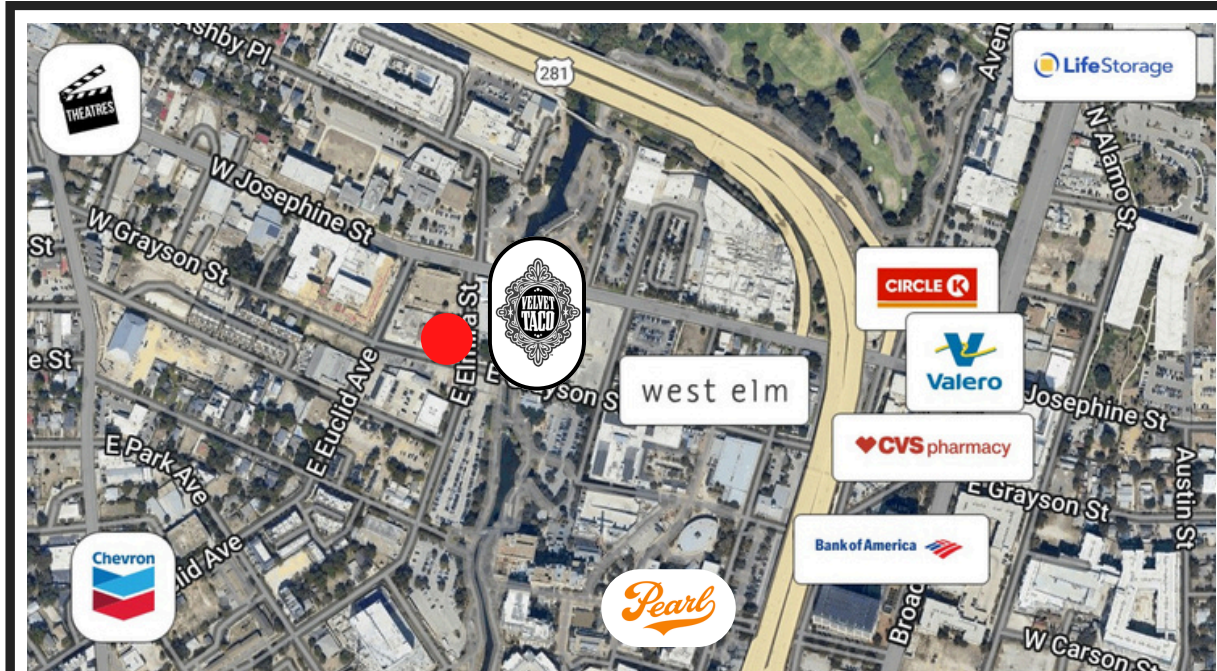


- ✓ LAND SIZE: ±11,500 SF
- ✓ BUILDING SIZE: ±4,750 SF
- ✓ FRONTAGE: 108.33 FT ON W. GRAYSON
- ✓ FRONTAGE: 121.88 FT ON ELMIRA ST.
- ✓ NEAR THE PEARL DISTRICT
- ✓ ACROSS FROM THE RIVERWALK
- ✓ ACROSS FROM VELVET TACO
- ✓ PRICING: CALL BROKER

DEMOGRAPHICS

2024

DISTANCE	1-MI	2-MI	3-MI
AVG. POP	16,117	67,393	162,189
AVG. HH	4,726	18,036	48,728
AVG. HH INCOME	\$71,729	\$64,460	\$72,583



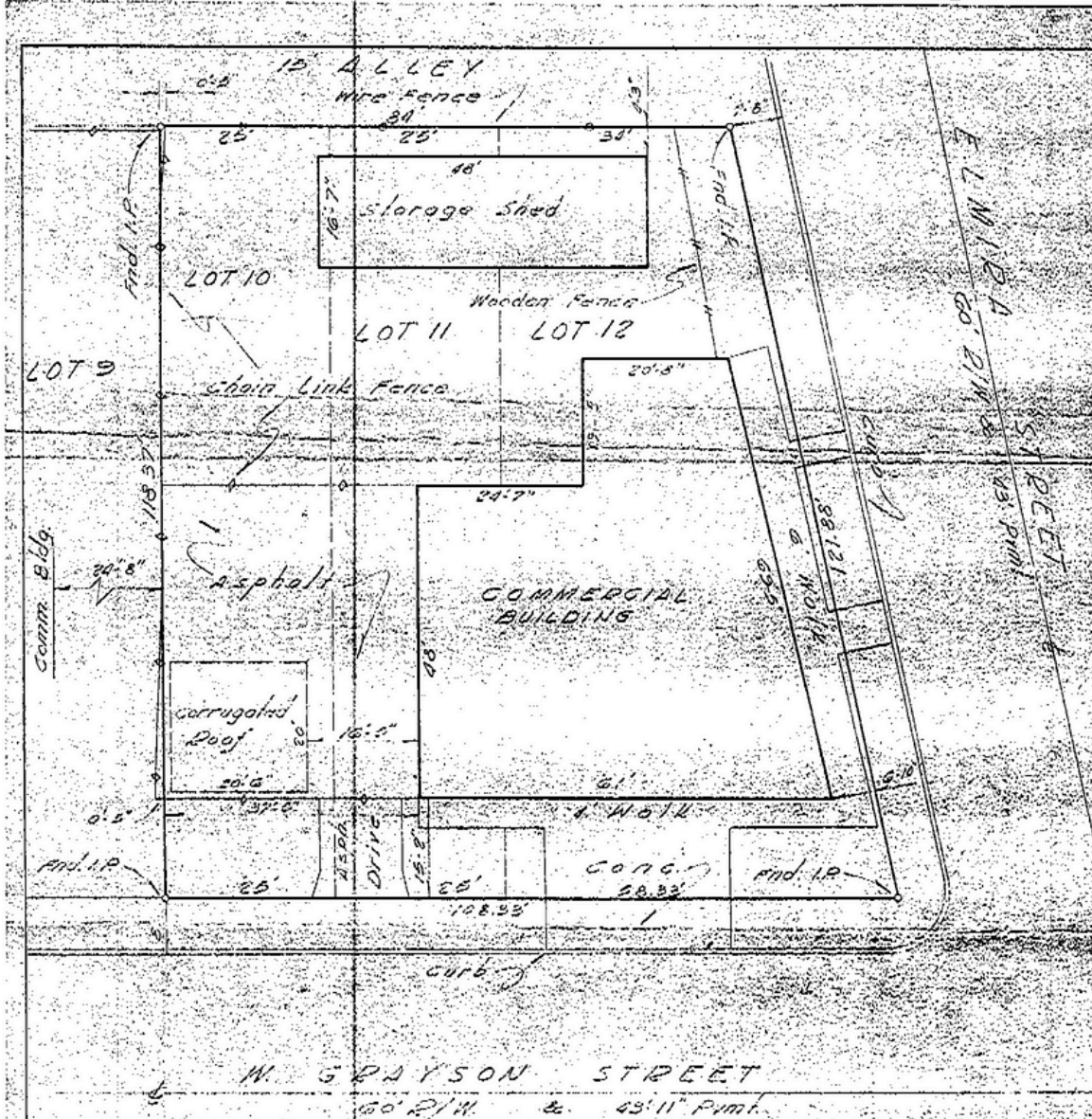
SITE PLAN

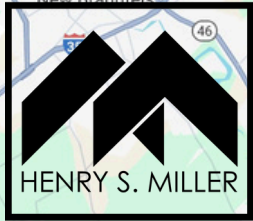
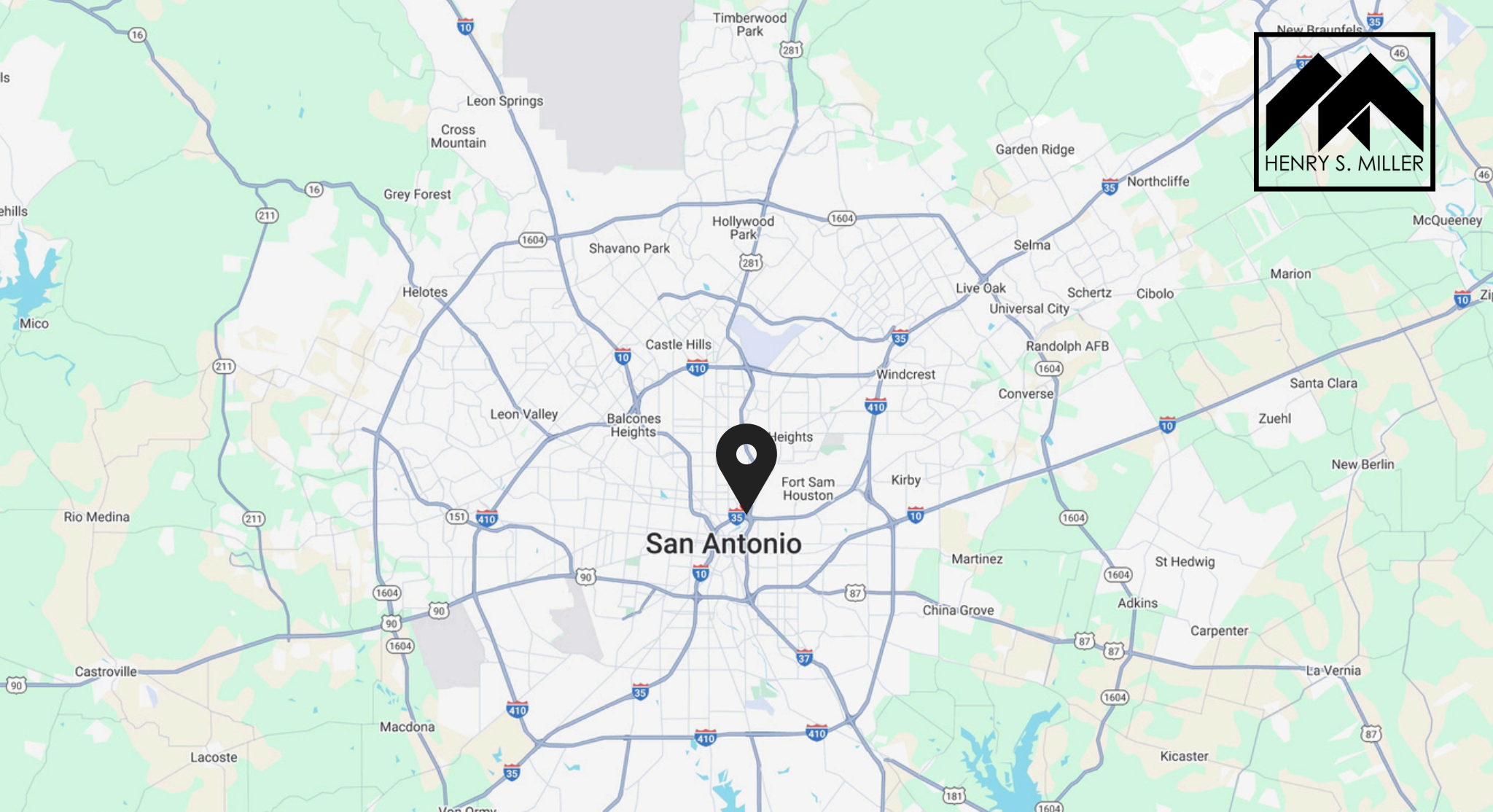
109 W GRAYSON STREET
SAN ANTONIO, TX 78212



02/20/2024 1:41 PM FAX

0002/0002





KEITH A. COELHO
PRESIDENT | PRINCIPAL
(210) 883-1302 Direct
(210) 213-1440 Mobile
kcoelho@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC | SAN ANTONIO
10127 Morocco, Suite 139
San Antonio, Texas 78216
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.