



FOR LEASE

1122 Austin Hwy,
San Antonio , TX 78209

±9,313 SF | MULTI-USE / MEDICAL OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

PRICING	Call broker for Pricing
TOTAL AVAILABLE	±9,313 SF
LOT SIZE	±0.64 ACRES
CLASS	A
YEAR BUILT	2003
TYPE	Multi-Use / Medical Office
ZONING	C-3

- Former dermatopathology lab – built out for medical/lab use
- Turnkey Lab / Medical office
- Two-story configuration with efficient layout separation
- Multiple private offices and administrative areas
- Existing lab infrastructure in place



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

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PHOTOS

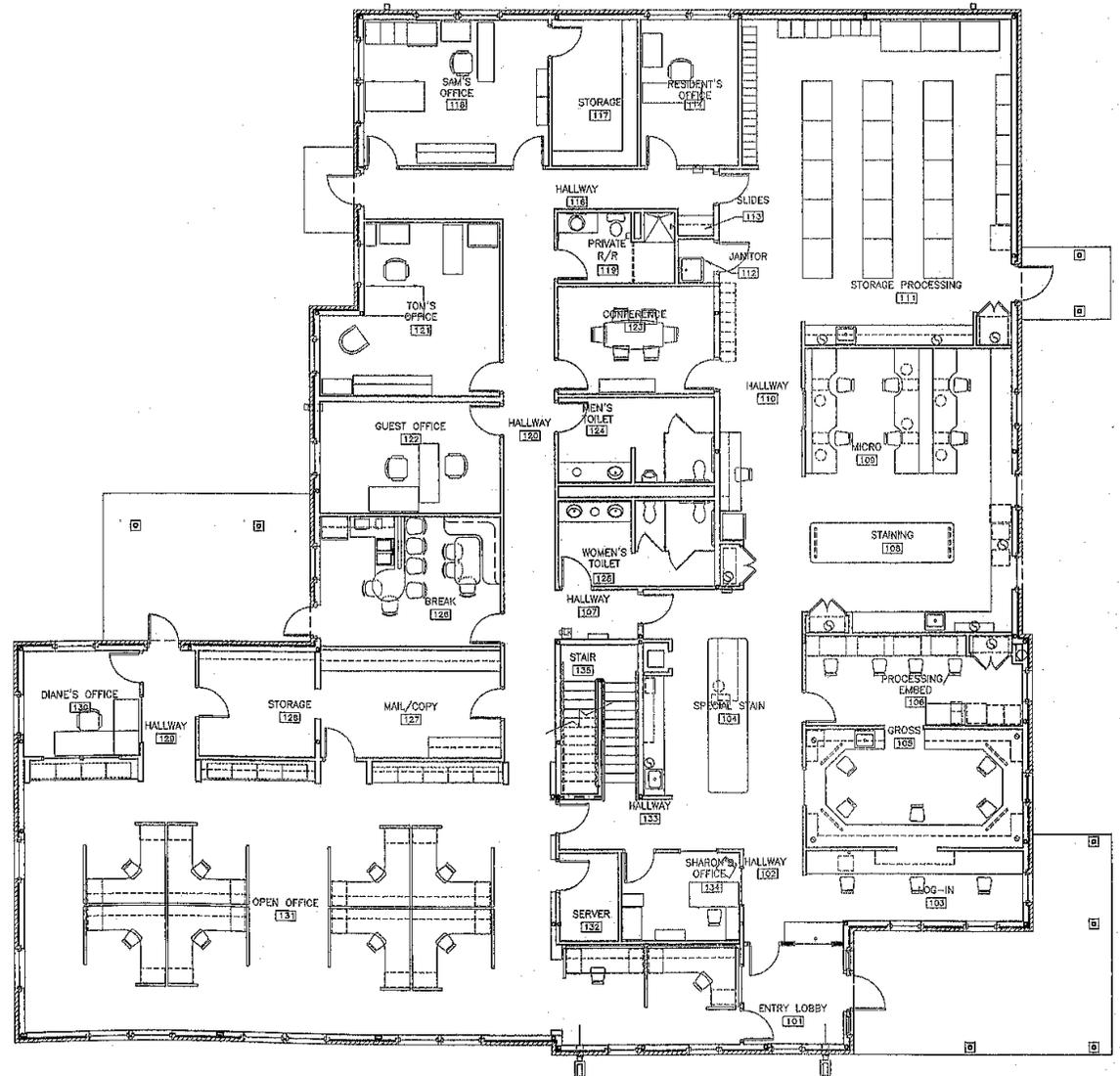
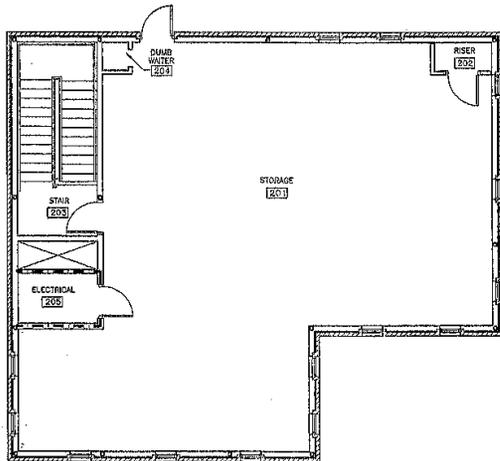
2003
YEAR BUILT

A
CLASS

± 9,313
TOTAL SF AVAILABLE



FLOOR PLAN



AREA MAP

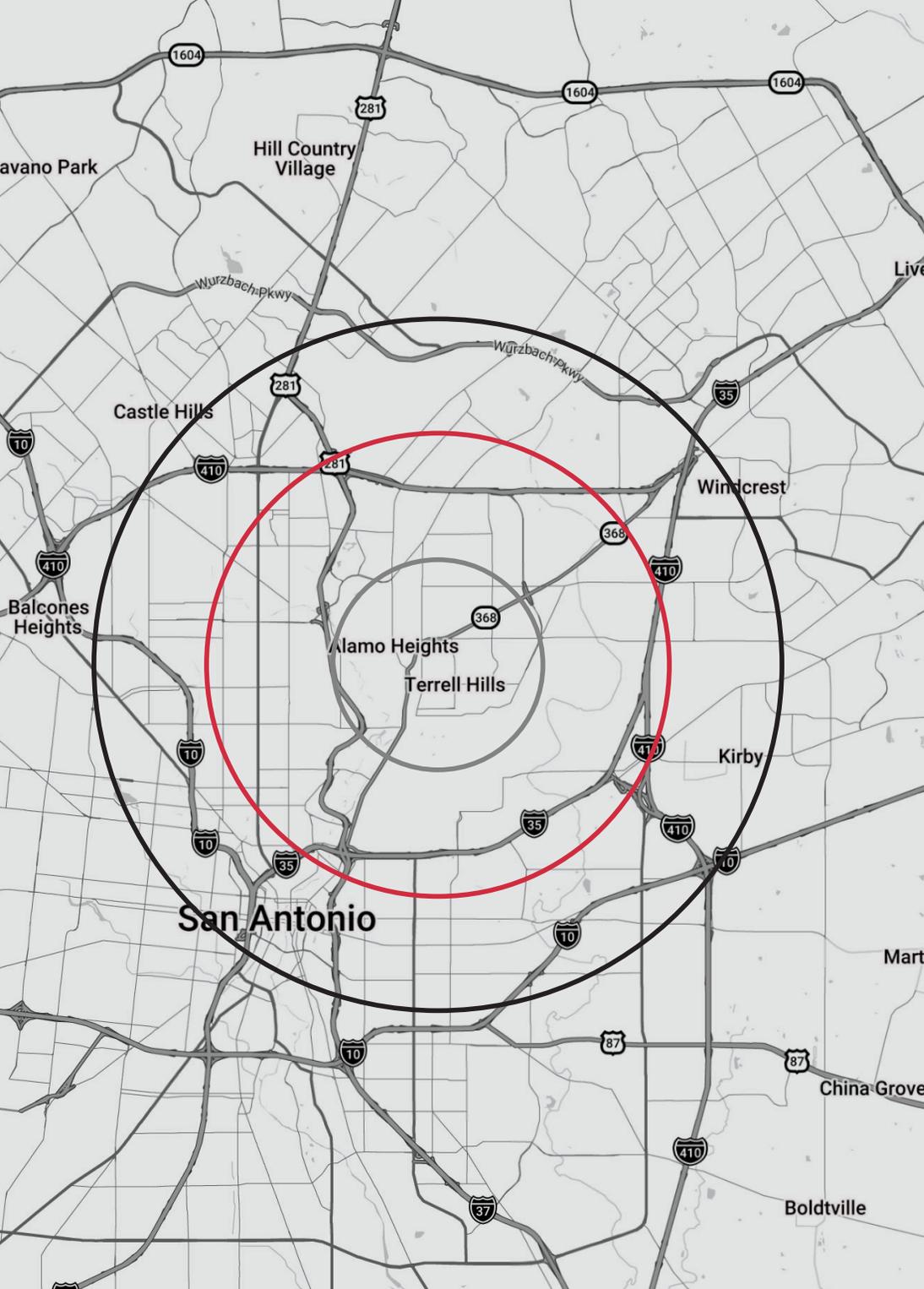
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Logos for various retail and service businesses including: TACO BELL, DISCOUNT TIRE, Chick-fil-A, POPEYES, LOWE'S, SUNOCO, Wendy's, Cane's, SONIC, H-E-B, 9, Walmart, SUBWAY, AT&T, CHASE, WINGSTOPS, Walgreens, McDonald's, cricket wireless, O'Reilly AUTO PARTS, jiffylube, and LI-HAUL.

Logos for various retail and food businesses including: TARGET, petco, STARBUCKS, ROSS DRESS FOR LESS, DOLLAR TREE, FIVE BELOW, PIZZA HUT, SHERWIN WILLIAMS, CIRCLE K, PAPA JOHN'S, and WHATABURGER.

- MAJOR MEDICAL HUB ACCESS (15-20 MIN)**
- UNIVERSITY HEALTH – UNIVERSITY HOSPITAL
 - METHODIST HOSPITAL
 - UT HEALTH SAN ANTONIO MULTISPECIALTY & RESEARCH HOSPITAL
 - SOUTH TEXAS MEDICAL CENTER
- NEARBY CLINICS / MEDICAL USERS**
- VILLAGE MEDICAL AT WALGREENS – AUSTIN HWY – PRIMARY CARE CLINIC
 - SOUTH TEXAS BLOOD & TISSUE CENTER – REGIONAL DIAGNOSTIC AND LAB SERVICES



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,662	89,747	250,450
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	6,211	37,692	103,891
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$177,028	\$132,222	\$96,099

Traffic Counts

STREET	AADT
Austin Hwy	19,800
Rittiman Rd	6,227

Cities Nearby

San Antonio, Texas	6 miles
Austin, Texas	72 miles
Houston, Texas	196 miles
Dallas, Texas	267 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.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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