



FOR LEASE

1327 SW Military Drive
San Antonio, TX 78221

- Medical Office For Lease

±3,068 SF AVAILABLE

NaiExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Carla Villarreal

210-366-1400 Ext. 102
cvillarreal@naiexcel.com

SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$7.92 PSF/Year
TOTAL AVAILABLE	±3,068 SF
TYPE	Medical Office
ZONING	C-3
LEASE TERM	3-5 Years

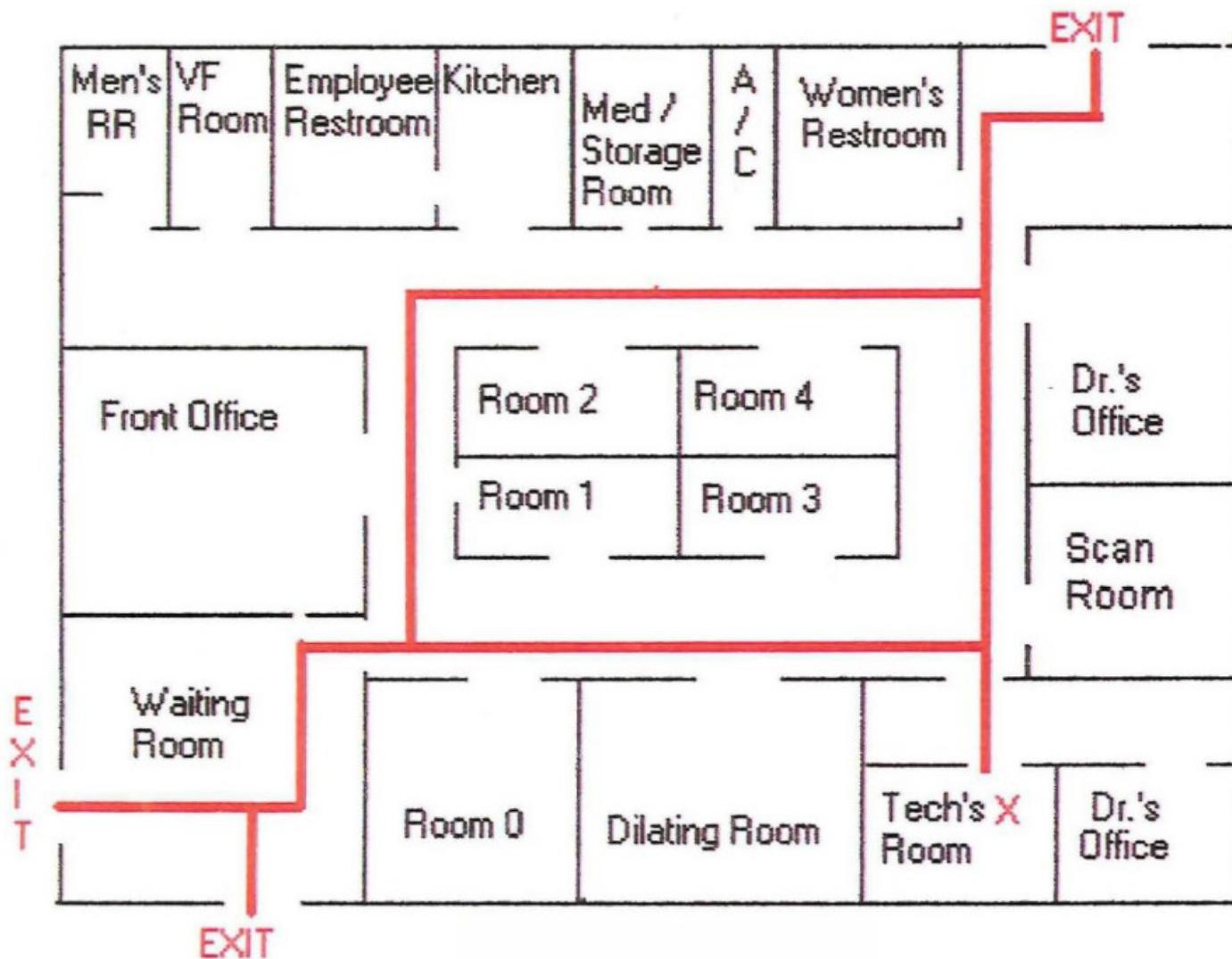


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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FLOOR PLAN

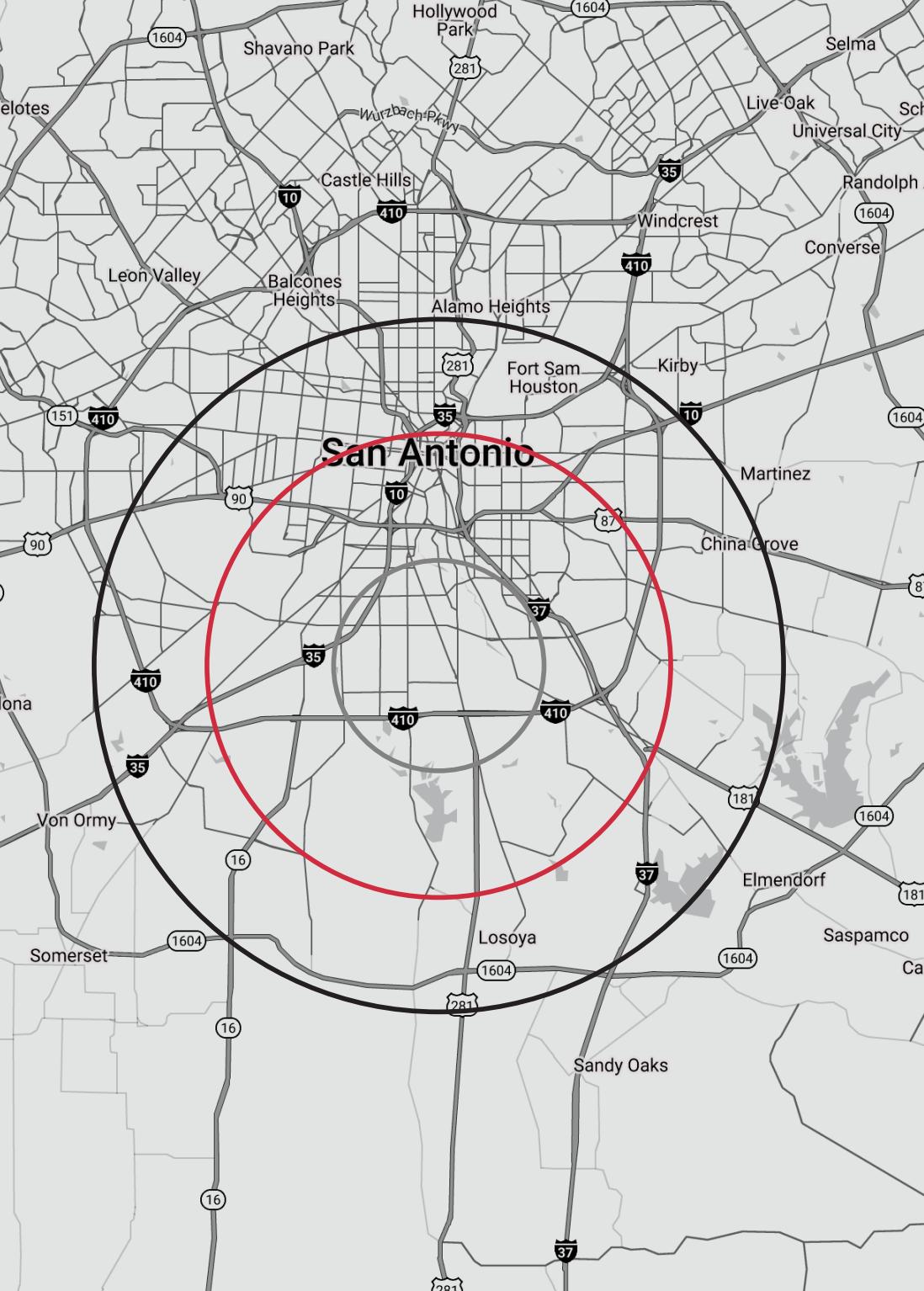




AREA MAP

- 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

Traffic Counts

STREET	AADT
SW Military Drive	35,412
Pleasanton Road	18,812

Cities Nearby

San Antonio, Texas	62 miles
Denver, Colorado	930 miles
Phoenix, Arizona	987 miles
Salt Lake City, Utah	1,319 miles
Los Angeles, California	1,359 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 Excel. 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

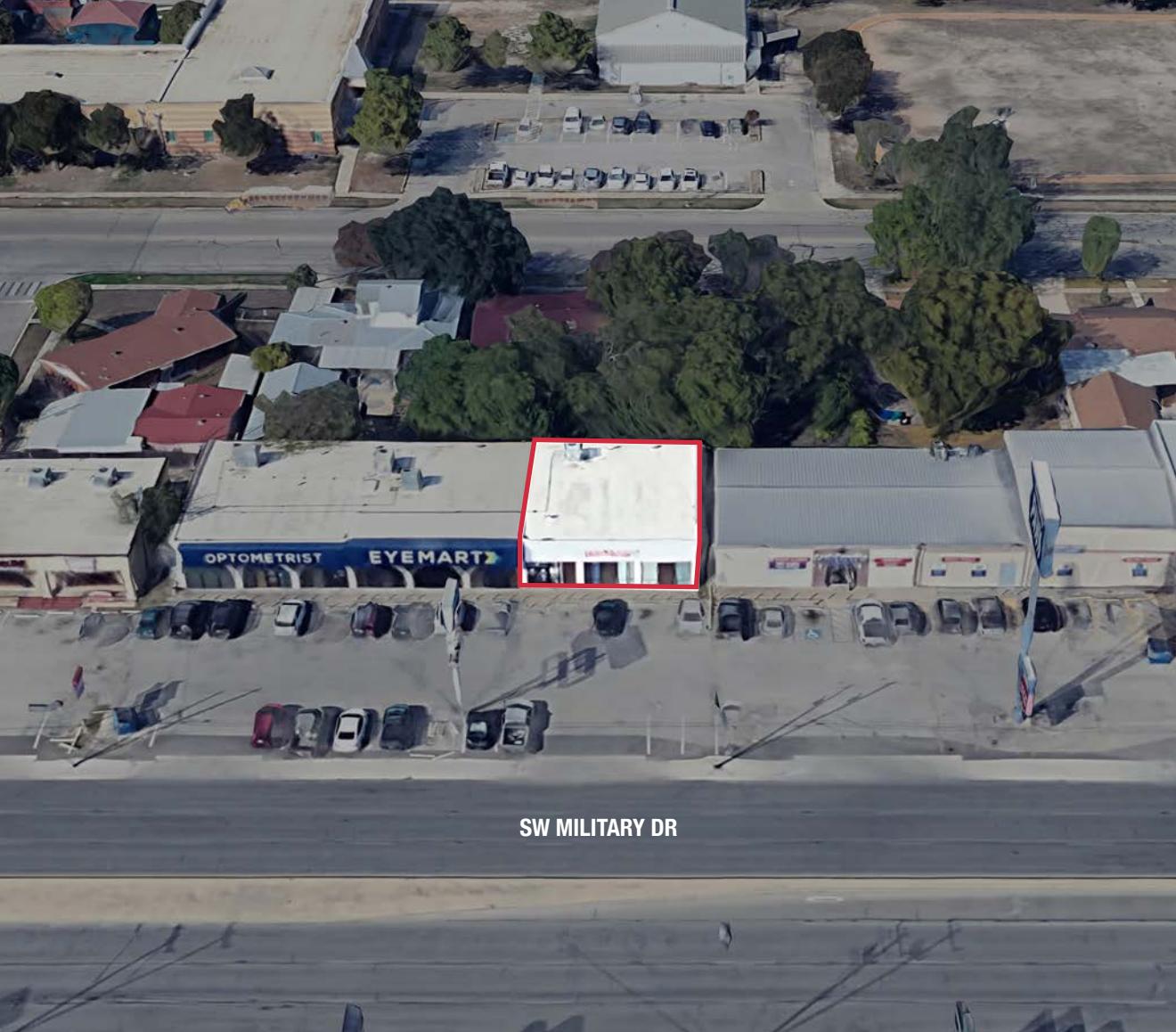
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No Obligation

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.

Confidentiality

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 Excel. 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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San Antonio, TX 78216
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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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