



FOR LEASE

8103 Marbach Rd
San Antonio, TX 78227

**± 13,070 SF
MULTI- USE OPPORTUNITY**

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

PRICING	Call Broker for Pricing
TOTAL AVAILABLE	± 13,070 SF (See Floor Plan)
LOT SIZE	± 1.99 Acres
TYPE	Multi- Use Opportunity

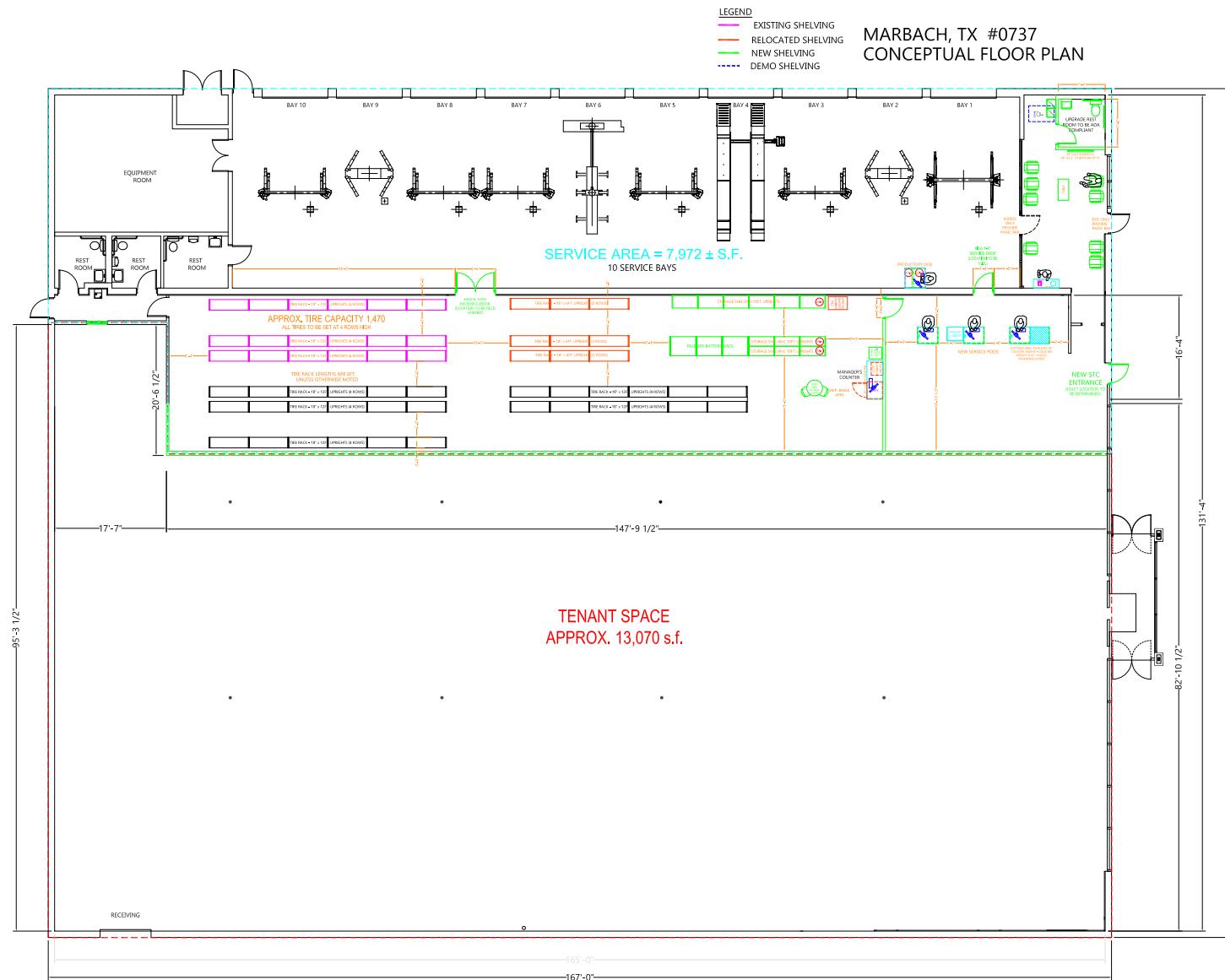
- High-traffic corridor, strong visibility (Loop 410)
- 6 minute drive time to SH-151 & 4 minute drive time to US-90.
- Active residential growth west/northwest; good rooftops.
- Existing auto-formatted shell supports various conversions (fitness, medical, showroom).



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
2025 Population	9,709	66,642	205,187
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,506	18,714	64,846
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$57,913	\$62,696	\$63,728

Traffic Counts

STREET	AADT
Marbach Rd	21,654
I-410	267,348

Cities Nearby

Austin, Texas	87 miles
Laredo, Texas	153 miles
Houston, Texas	207 miles
Fort Worth, Texas	276 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.

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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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