

**1927 Ceralvo Street,  
San Antonio, Texas  
78237**

**730 Square Foot Space  
for Lease**



**Contact Aashiq Jivani  
for Pricing**

**Almond Property  
Management**

**Fixed Rent (NO NNN)  
Tenant pays for just  
electricity**



**210-426-2593**



**San Antonio, Texas, USA**



**AlmondPManagement@gmail.com**

# PikNik Plaza | 1927 Ceralvo Street, San Antonio, Texas 78237

## OVERVIEW

Feature	Details
Total Area	730 sq ft
Parking	8 parking spaces
Ideal For	This standalone space is ideal for low-buildout, service-based users seeking affordable visibility in a high-traffic corridor. With open space and minimal layout complexity, it's well-suited for barbershops or beauty salons, mobile device repair or sales, insurance or check-cashing offices, coffee or smoothie takeaway retail, or nail technician and eyebrow threading studios.
Zoning Information	The property is zoned C-2, providing greater flexibility than nearby parcels, which are zoned C-2NA (non-alcoholic). This makes the site eligible for a wider range of commercial uses, including retail sales and certain food/beverage services not permitted under C-2NA restrictions.

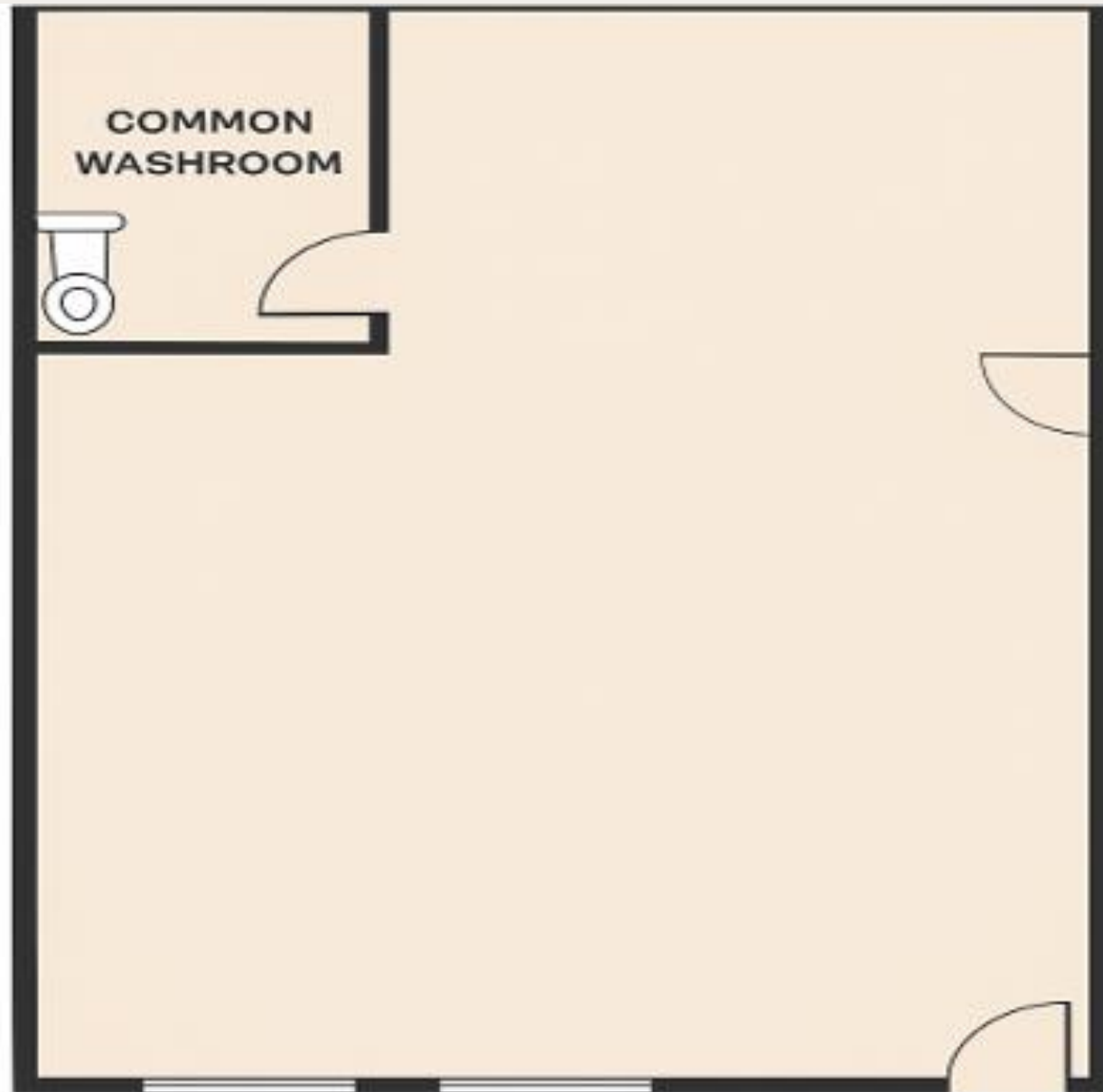


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## Additional Information

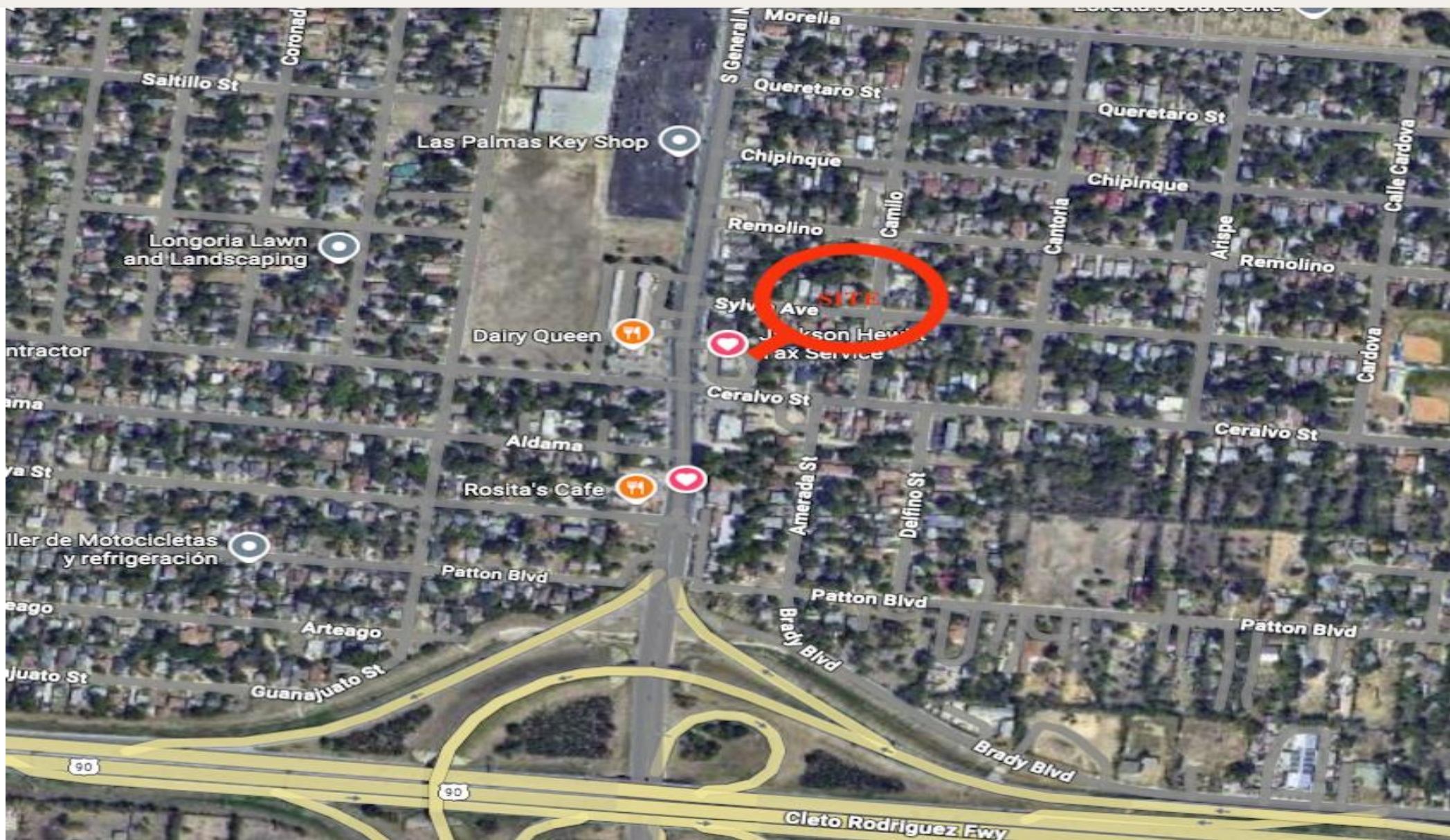
Feature	Details			
Location	Located near major highways including US-90, I-10, and within minutes of Loop 410, the site provides excellent access for customers coming from the Westside, downtown, or South San Antonio. The surrounding area is a mix of established commercial activity and high-density residential, supporting foot traffic and local engagement.			
Traffic	Located at 1246 S General McMullen Drive, this property benefits from a highly visible position on one of San Antonio's most trafficked urban corridors. According to TxDOT 2020 data, General McMullen Drive sees <b>151,656 vehicles per day</b> , making this site an ideal pick for businesses that rely on drive-by exposure and neighborhood accessibility.			
Demographics	Population	2-miles	5-miles	10-miles
	2021	23,243	119,494	407,020
Income	Income	2-miles	5-miles	10-miles
	2021	\$41,238	\$51,688	\$64,340







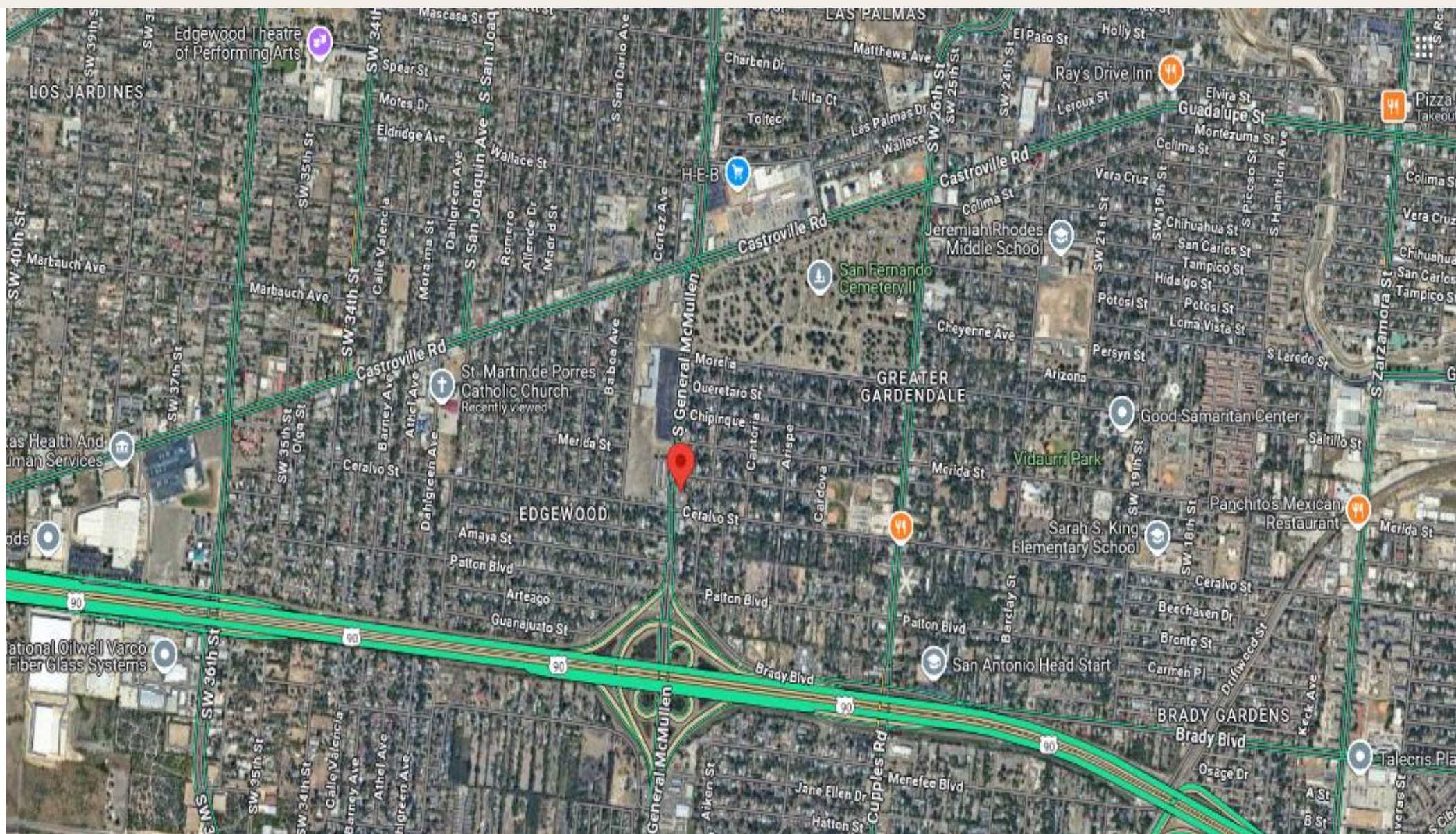
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**ALMOND**  
PROPERTY MANAGEMENT



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