



# FOR LEASE

6200 San Pedro Ave  
San Antonio, TX 78216

**MULTI- USE OPPORTUNITY**

*\*All outlines are approximate. Please reference the attached floor plan.*

**NAIExcel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# SUMMARY

## Property Specs

LEASED PRICE	<b>Call Broker for Pricing</b>
TOTAL AVAILABLE	<b>±12,302 SF</b> (See Floor Plan)
LOT SIZE	<b>± 1.63 Acres</b>
TYPE	<b>Multi- Use Opportunity</b>

- Core infill address; inside loop means strong accessibility for local market.
- Near major interchange (US-281/Loop 410) with good regional draw.
- Direct connector to downtown SA.
- Mid-box infill (13k SF) is rare; gives competitive advantage.
- Existing auto-formatted shell supports various conversions (fitness, medical, showroom).



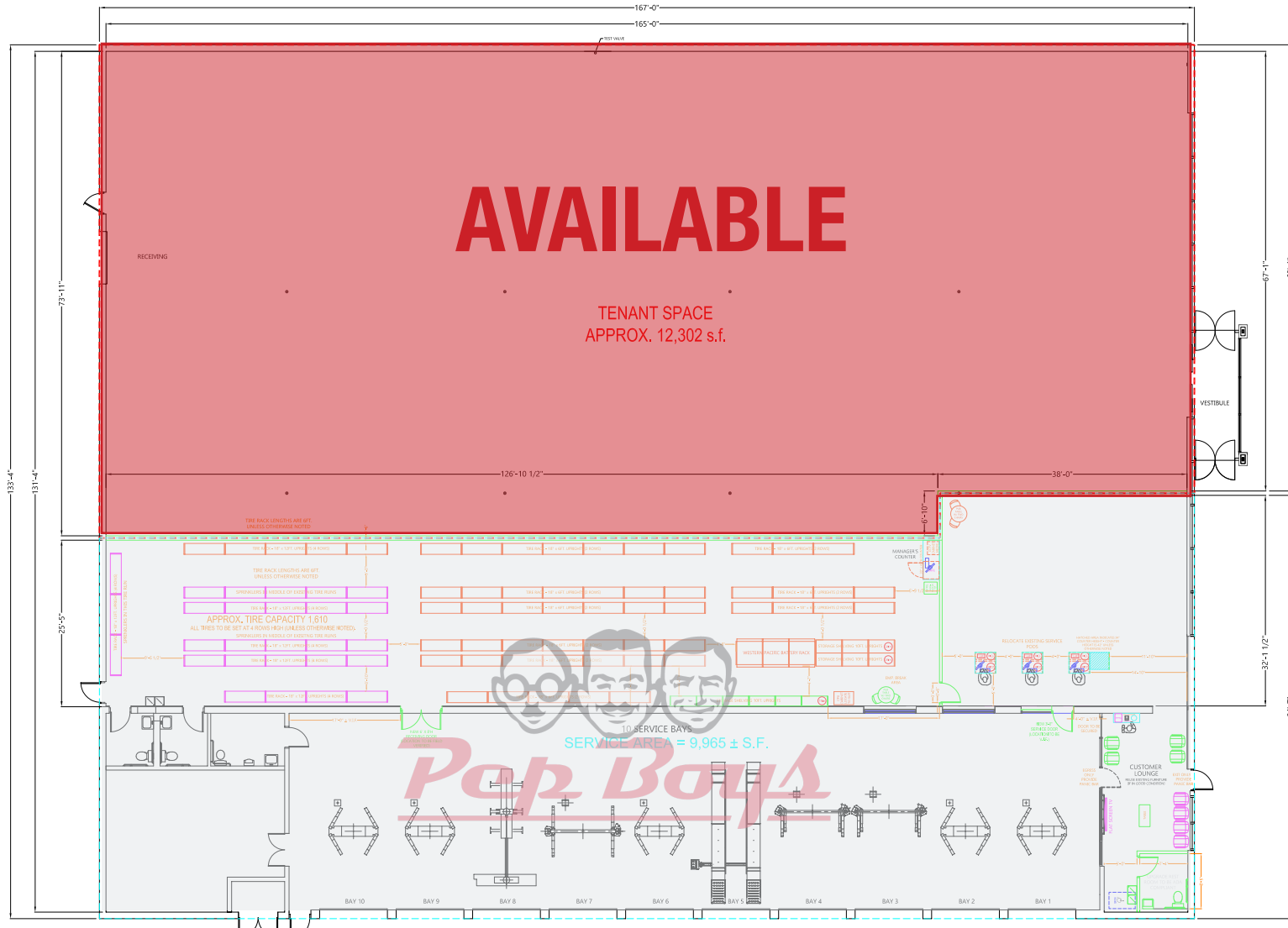
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# FLOOR PLAN

- LEGEND**
- EXISTING SHELVING
  - RELOCATED SHELVING
  - NEW SHELVING
  - - - DEMO SHELVING

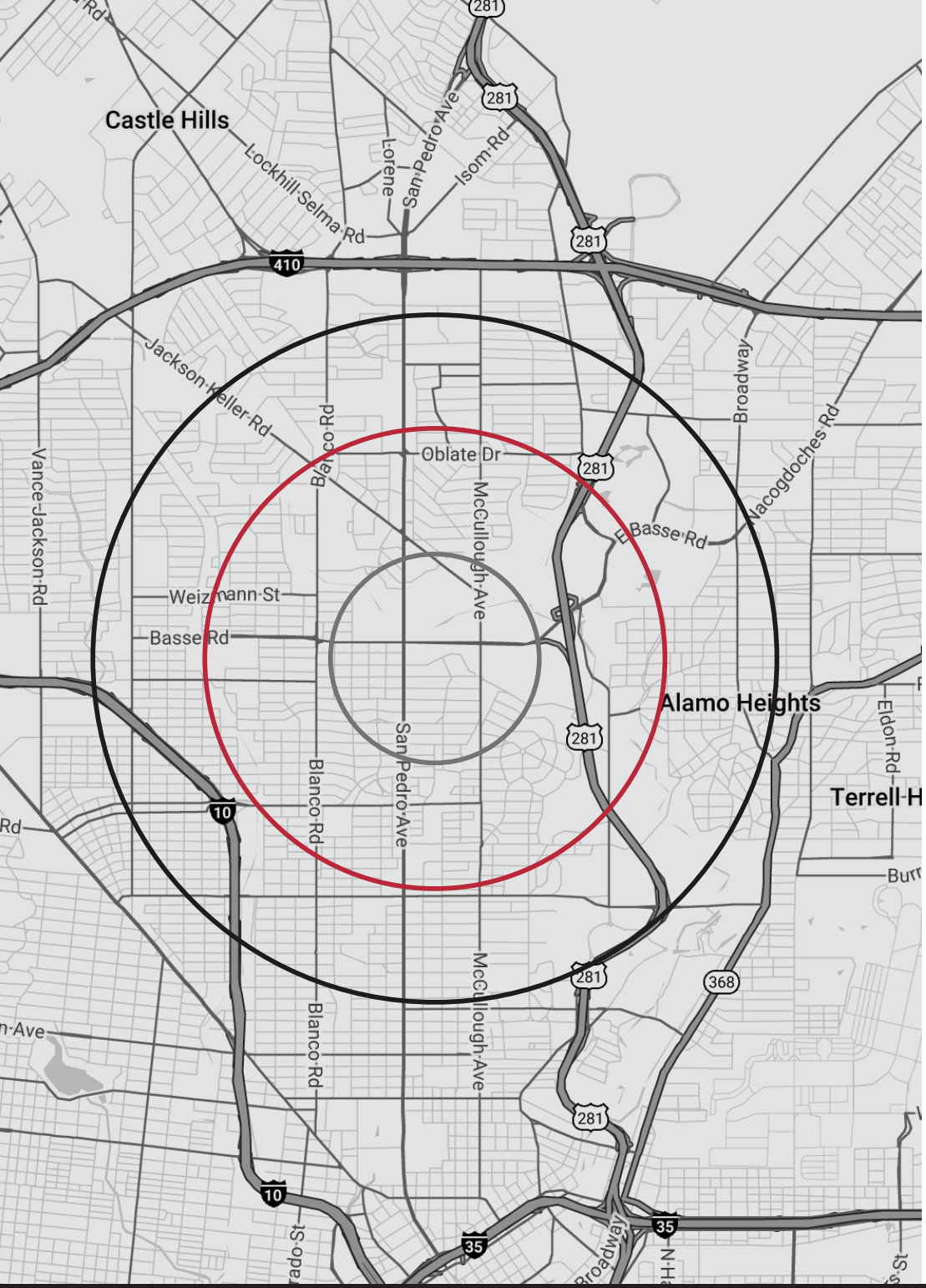
SAN PEDRO, TX #0734  
CONCEPTUAL FLOOR PLAN



# AREA MAP

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





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,643	119,938	314,971
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,634	50,001	134,293
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$76,269	\$106,819	\$91,423

## Traffic Counts

STREET	AADT
San Pedro Ave	29,698
I-410	267,348

## Cities Nearby

Austin, Texas	80 miles
Corpus Christi, Texas	143 miles
Laredo, Texas	157 miles
Houston, Texas	197 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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