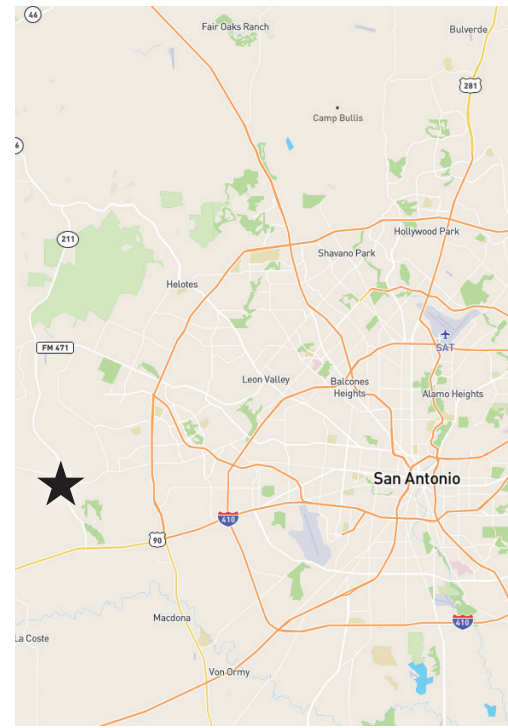




SITE

POTRANCO RD.
San Antonio, TX

+/- 4,000 Employees



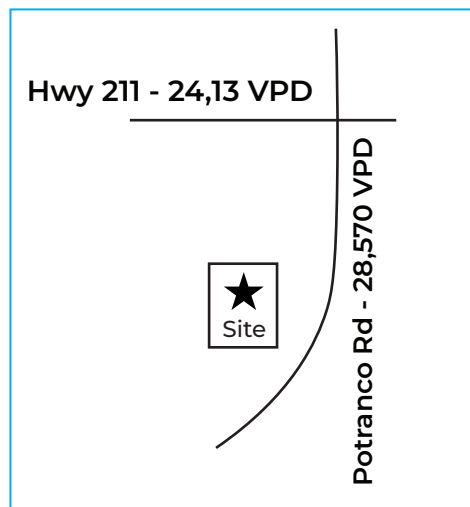
Summary

- Lease Rate: Call for Pricing
- Building Size: 11,980 SF
- Available For Lease: 6,168 SF
- Completion Date: Q4 2024
- Co-Tenants: Swish Dental, Nueva Vista Eyecare, Verizon Wireless
- Parking Count: 55

Demographics

| 2024 Population | | |
|-----------------------|---------------------|---------------------|
| 5,128 1 Mile | 39,072 3 Mile | 103,113 5 Mile |
| Households | | |
| 4,387 1 Mile | 30,691 3 Mile | 76,981 5 Mile |
| Avg. Household Income | | |
| \$118,083 1 Mile | \$115,245 3 Mile | \$112,170 5 Mile |

Traffic Counts



Property Overview

- Highly desirable retail frontage in Potranco Rd Corridor (17,000+ VPD)
- Located adjacent to brand new Chick-fil-A, Zaxbys, and QuikTrip
- Above average demographic profile - AHHI exceeding \$115,000 in all radii



Jacob Ryan
Director Retail Leasing

E: jacobryan@ashtongray.com
P: +1 (405) 830-4957
O: +1 (405) 300-4003



Michael Feighny
Associate Retail Leasing

E: michaelfeighny@ashtongray.com
P: +1 (405) 361-9778
O: +1 (405) 300-4003



Jack Geurkink
Director Healthcare Leasing and Partnerships

E: jackgeurkink@ashtongray.com
P: +1 (405) 249-0890
O: +1 (405) 300-4003

