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## 4400 WALZEM ROAD

San Antonio, TX 78218

For Lease

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# PROPERTY INFORMATION

Located on the corner of Walzem Road and Austin Hwy. this property gets a huge amount of exposure. Easy access to Loop 410 and I-35.

- Easy access and excellent visibility
- Signalized intersection
- Less than 5 miles from Fort Sam Houston Military Base
- Approximately 5 miles from San Antonio International Airport

21,068 SF Office  
Building Class A  
Heavy foot traffic  
Available: 2,325 SF



## TRAFFIC COUNT

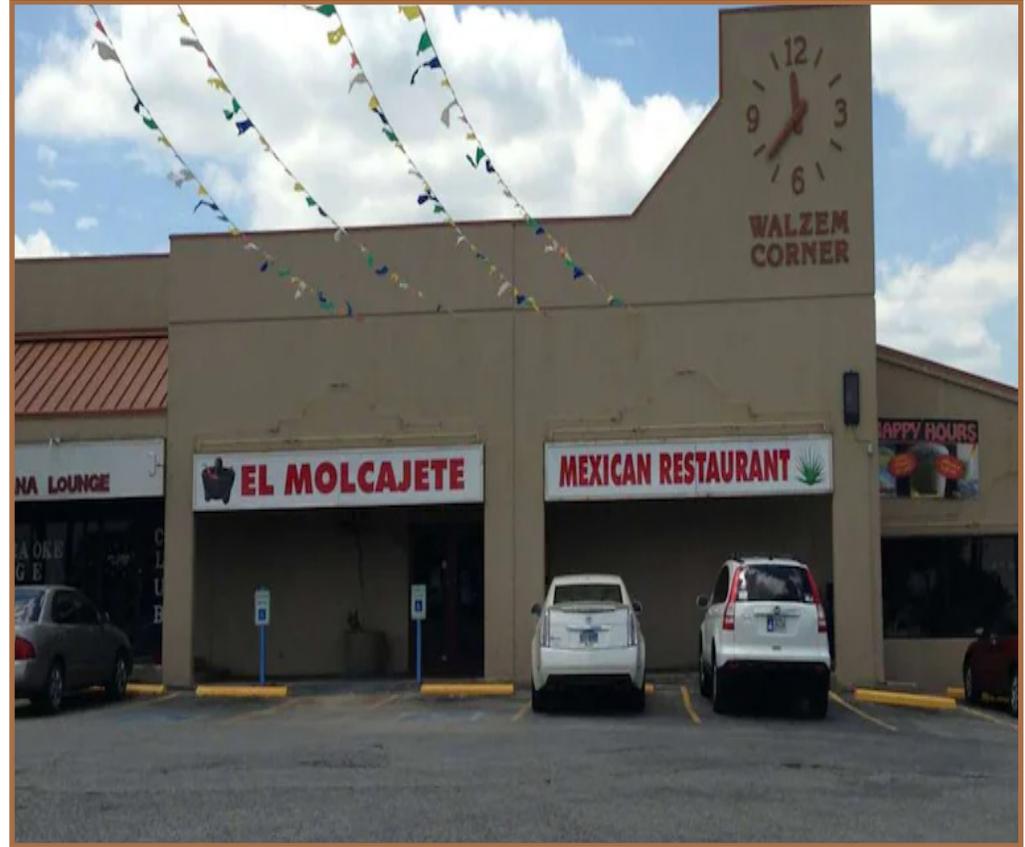
Walzem Rd: 15,864 VPD

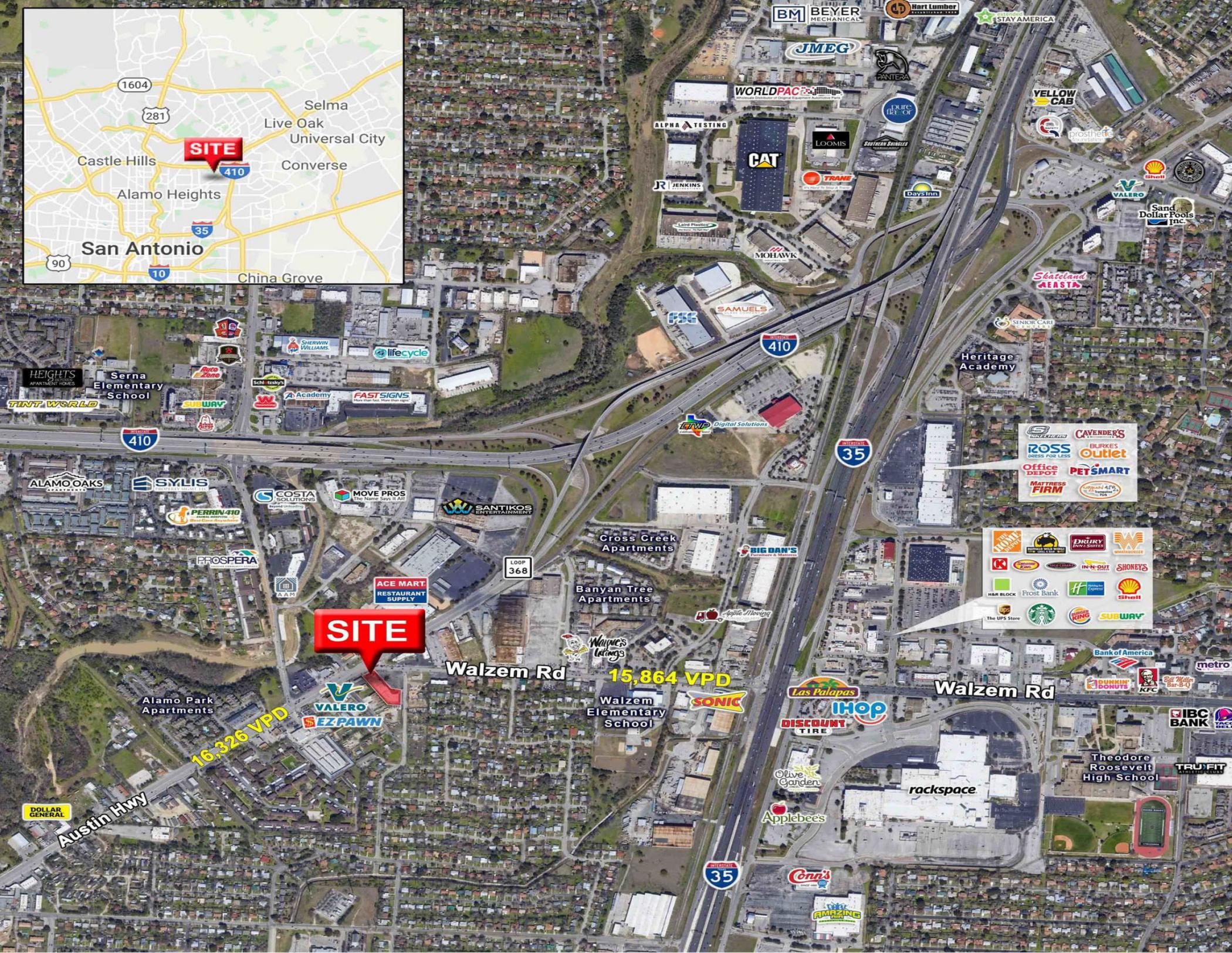
Austin Highway: 16,326 VPD

(Inrix (SitesUSA) 2020)

## AREA TRAFFIC GENERATORS







**SITE**

16,326 VPD

15,864 VPD

Walzem Rd

Walzem Rd

Austin Hwy

LOOP 368

410

35

35

Serna Elementary School

Cross Creek Apartments

Banyan Tree Apartments

Walzem Elementary School

Heritage Academy

Theodore Roosevelt High School

ALAMO OAKS

SYLIS

COSTA SOLUTIONS

MOVE PROS

SANTIKOS

PROSPERA

AAM

ACE MART RESTAURANT SUPPLY

VALERO  
EZPAWN

BIG DAN'S

Las Palapas  
IHOP  
DISCOUNT TIRE

rackspace

Applebee's

Conn's

ROSS  
Office DEPOT  
MATTRESS FIRM

WALMART  
K  
IN-N-OUT  
SHONEY'S  
HAR BLOCK  
Frost Bank  
7-Eleven  
Shell  
The UPS Store  
Starbucks  
Burger King  
SUBWAY

Bank of America

DUNKIN' DONUTS

IBC BANK

TRU-FIT

BEYER MECHANICAL

Hart Lumber

STAY AMERICA

JMEG

PANTERA

WORLD PAC

YELLOW CAB

ALPHA TESTING

CAT

LOOMIS

TRAMM

pure flat or

SOUTHERN SINGLES

Days Inn

prosthetic

Shell

VALERO

Sand Dollar Pools Inc.

MOHAWK

FSC

SAMUELS

Sealand AERSTA

SENIOR CARE

TINT WORLD

SUBWAY

Academy

FAST SIGNS

Digital Solutions

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# DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	11,283	99,530	275,306
2019 Average HH Income	\$46,404	\$69,624	\$84,987
2019 Daytime Population	11,066	81,735	217,810

# Site Plan



# Suite 4410

1,199 Sq Ft

