



FOR LEASE

10122 San Pedro Ave,
San Antonio, TX 78216

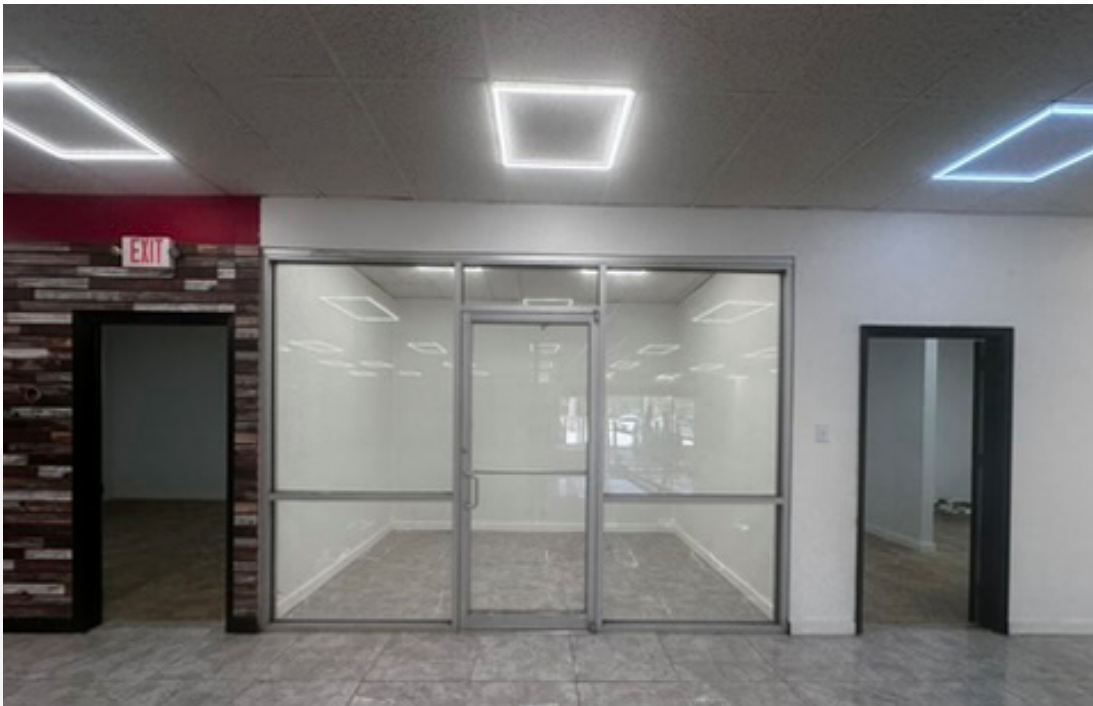
±3,315 SF AVAILABLE | RETAIL

SUMMARY

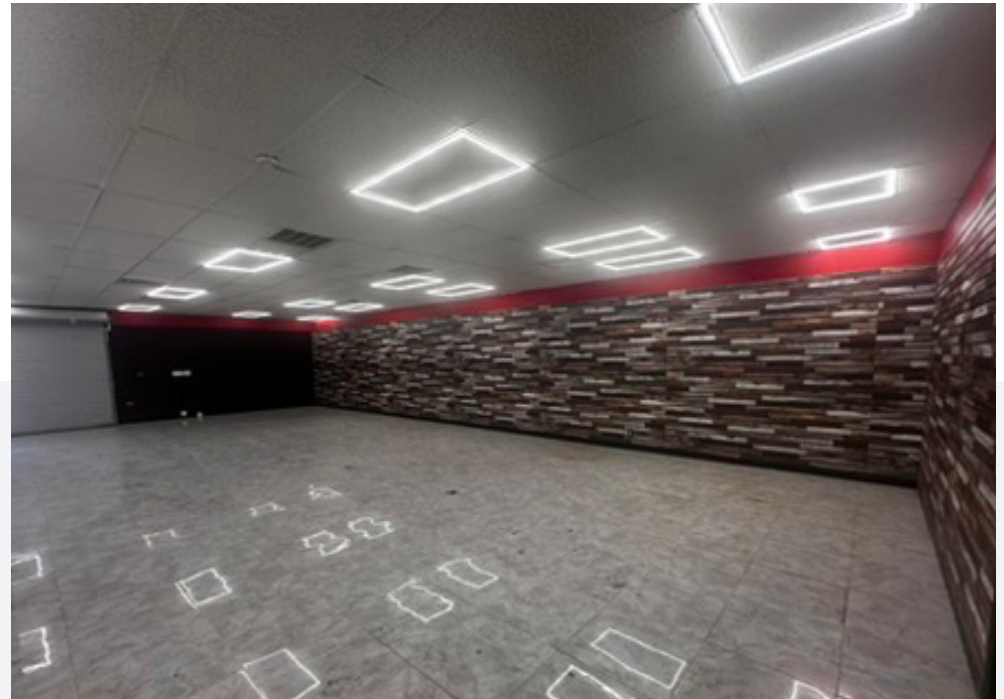
Property Specs

LEASE RATE	Contact Agent
AVAILABLE SF	±3,315 SF
ZONING	C3
YEAR BUILT	1979

- Close proximity to San Antonio International Airport and Hwy 410
- High visibility along San Pedro Ave (+29,698 AADT)
- Open floor plan - flexible for multiple uses
- Quality interior finish-out, move-in ready



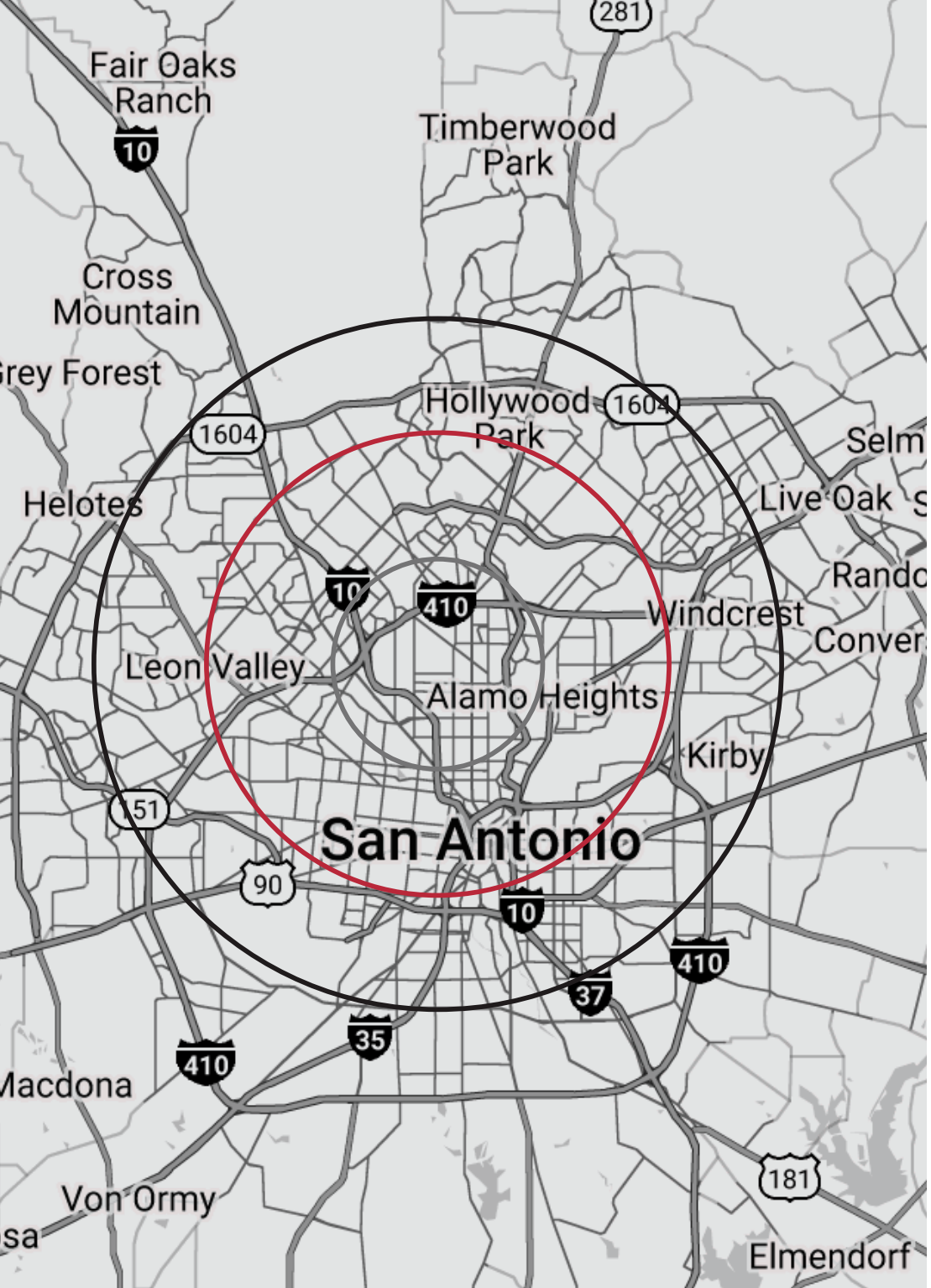
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AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,929	105,665	305,344
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,896	43,791	134,584
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$81,849	\$102,251	\$95,932

Traffic Counts

STREET	AADT
San Pedro Ave	29,698
Oblate Dr	22,200

Cities Nearby

Austin, Texas	79.5 miles
Waco, Texas	180 miles
Houston, Texas	197 miles
Fort Worth, Texas	268 miles
Dallas, Texas	273 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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No Obligation

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