

FOR LEASE

Single Tenant Building on Loop 410 Frontage with 1 AC of Yard

8539 NE Loop 410, San Antonio, TX 78219



partners

PROPERTY HIGHLIGHTS

PRIME LOCATION | LOOP 410 & I-10 INTERCHANGE

Strategically located along the high-traffic NE Loop 410 in San Antonio's East Corridor, this property offers unmatched visibility and connectivity. With seamless access to Loop 410, I-10, and I-35. This location is a powerhouse for businesses looking to establish or expand their footprint.

LISTED BY:

Brian Heines

Associate

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DETAILS



LEASE RATE

Contact Broker



BUILDING SIZE

5,202 SF



LAYOUT

- **1,700 SF Retail/General Office Space**
- **3,502 SF Warehouse**
- **Breakroom with Kitchenette**
- **(2) 14' grade level doors**
- **15' clear height**



KEY FEATURES

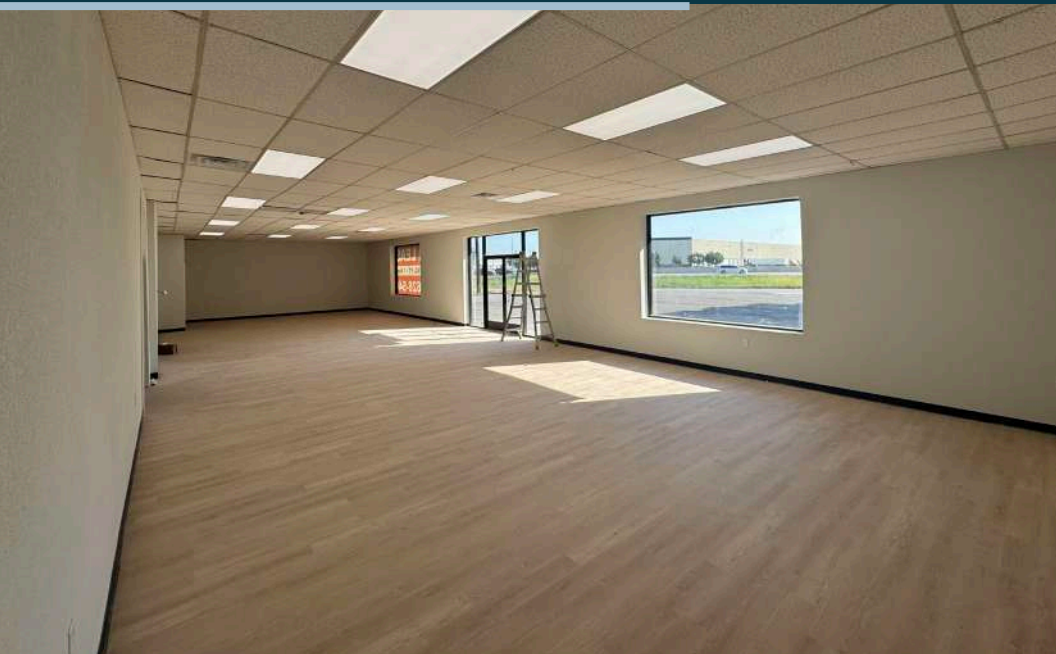
- **1.00 Acre of Stabilized Land**
- **Recently resurfaced asphalt**
- **Great signage opportunity on the frontage road with over 80,000 VPD on Loop 410 Frontage Road**



LOT SIZE

1.00 AC

INTERIOR PHOTOS



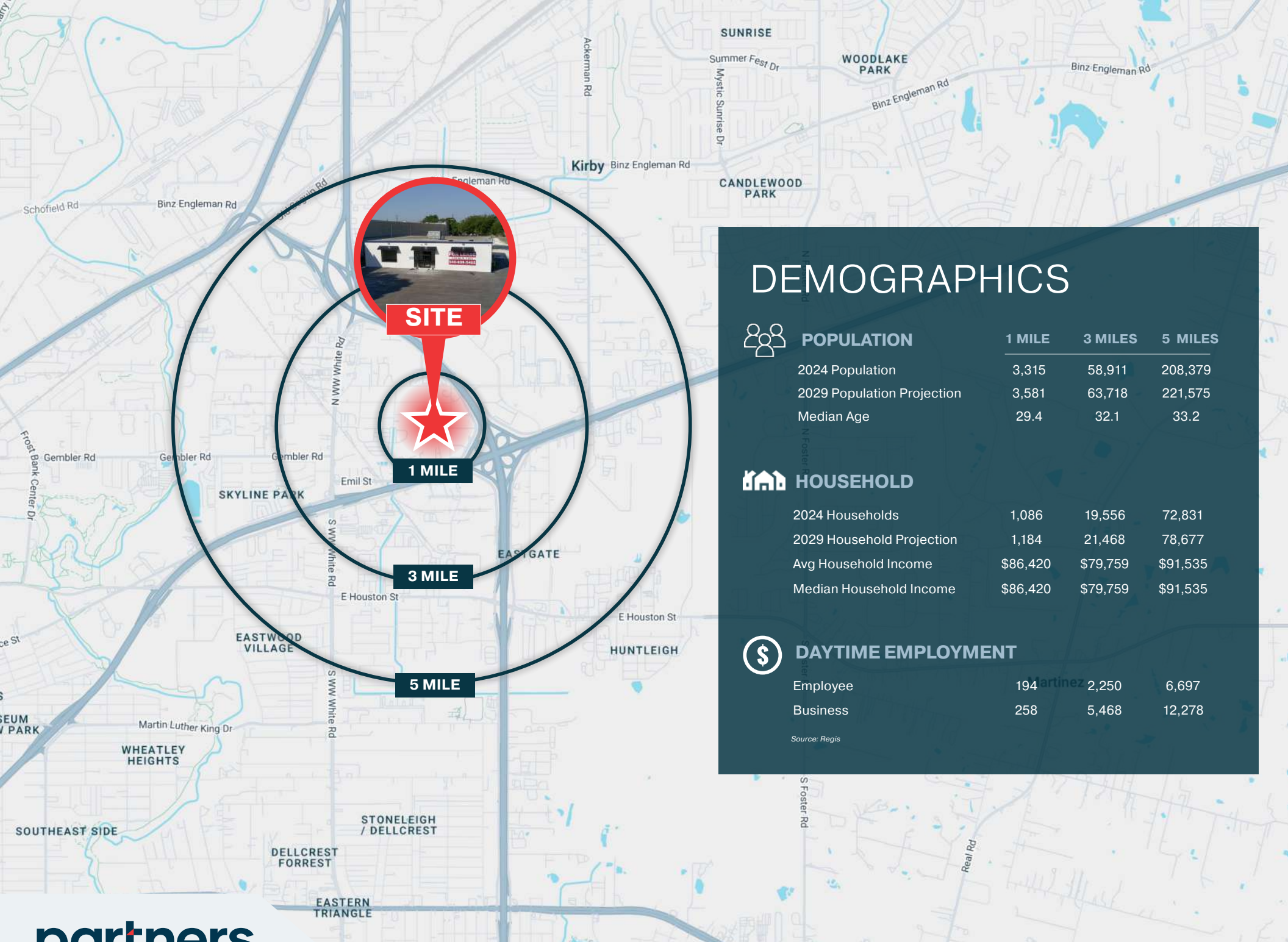
1,700 SF OFFICE/RETAIL SPACE



3,502 SF WAREHOUSE SPACE

SITE OVERVIEW





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	3,315	58,911	208,379
2029 Population Projection	3,581	63,718	221,575
Median Age	29.4	32.1	33.2



HOUSEHOLD

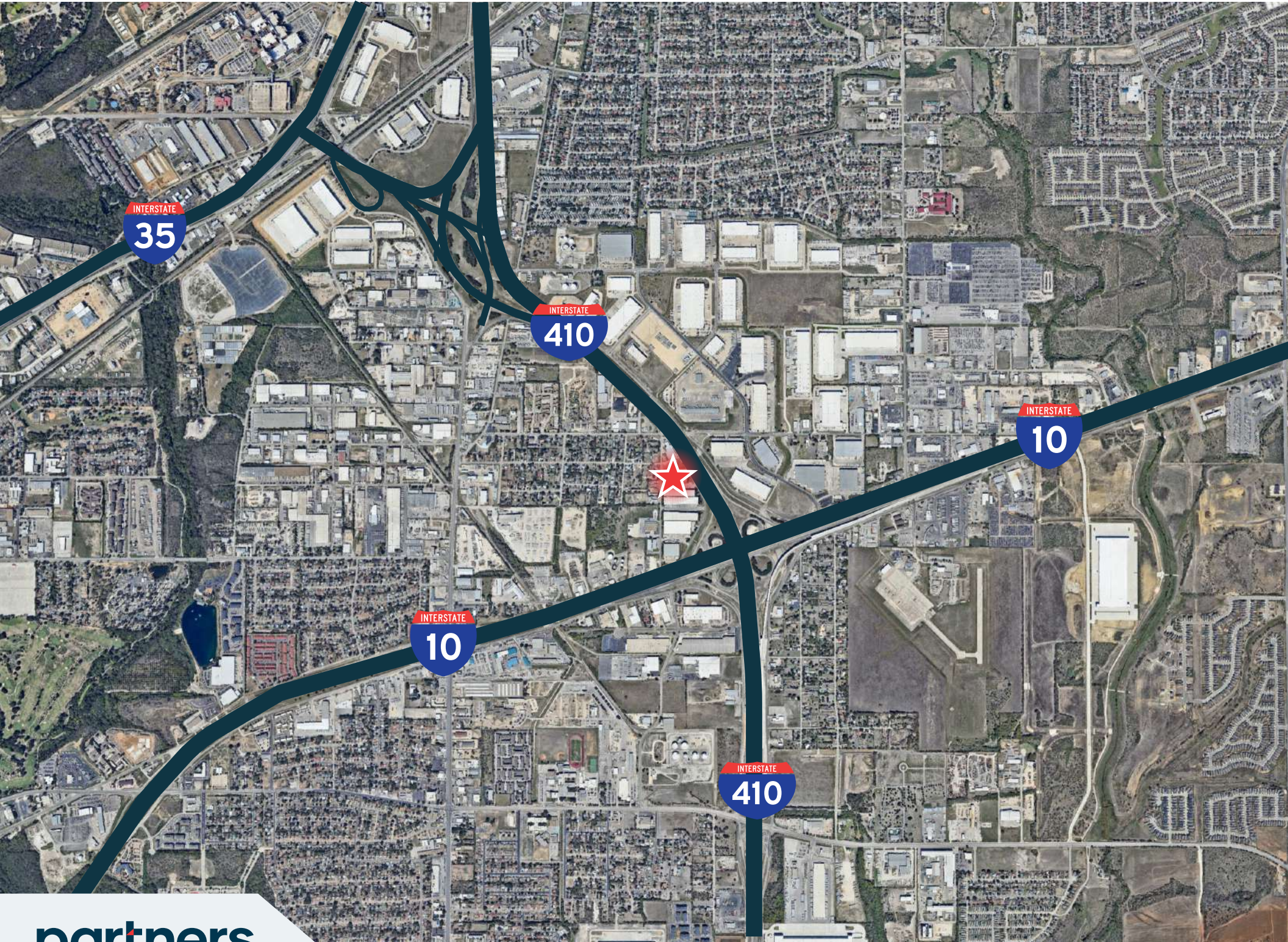
2024 Households	1,086	19,556	72,831
2029 Household Projection	1,184	21,468	78,677
Avg Household Income	\$86,420	\$79,759	\$91,535
Median Household Income	\$86,420	\$79,759	\$91,535



DAYTIME EMPLOYMENT

Employee	194	2,250	6,697
Business	258	5,468	12,278

Source: Regis





DISCLAIMER

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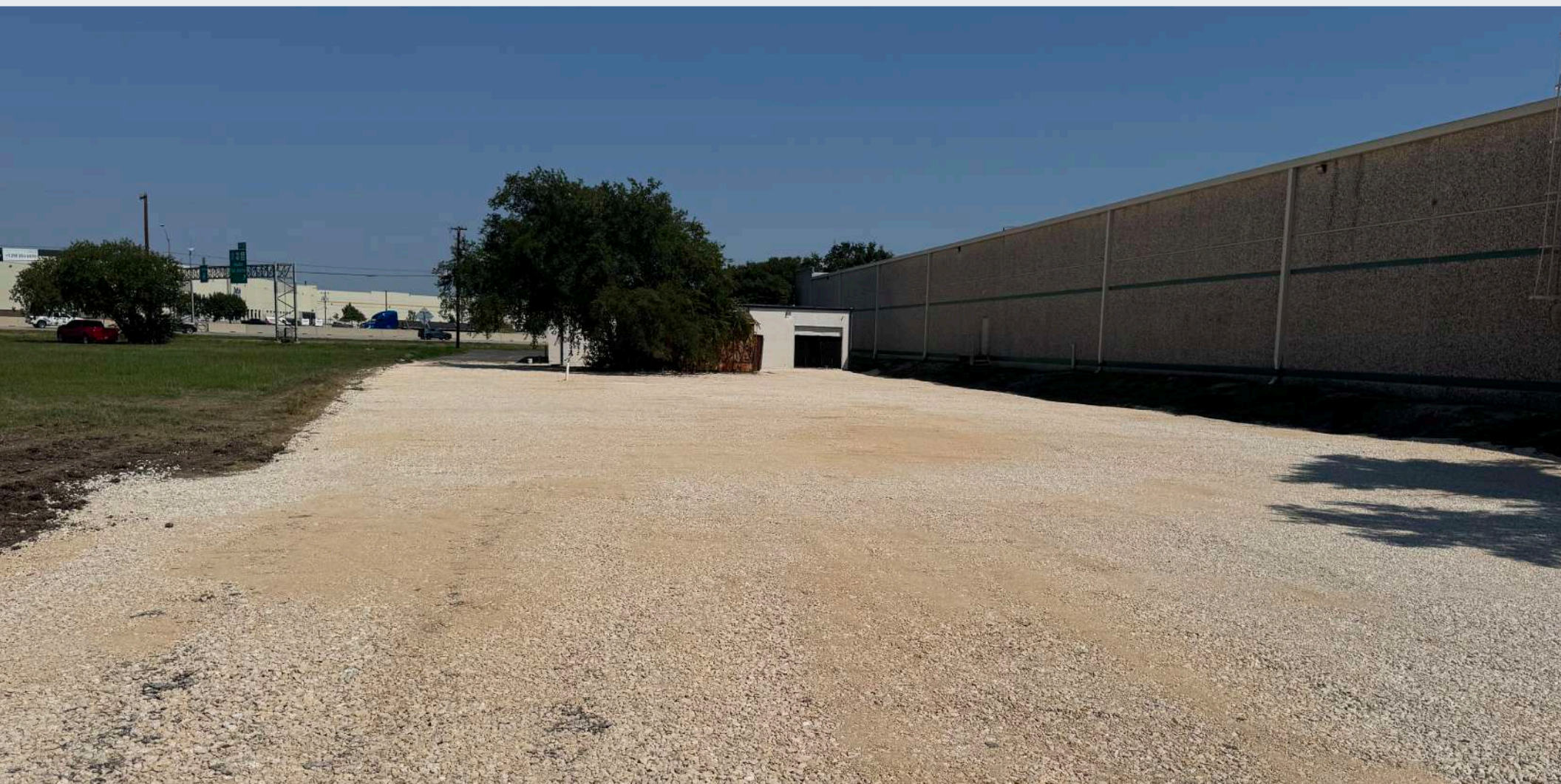
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