



**KOTEL INVESTMENTS, INC.**

**REAL ESTATE  
INVESTMENT ★ DEVELOPMENT**

**FOR LEASE**

**1533 Austin Highway**

**San Antonio, Texas**

**FOR MORE INFORMATION CALL:**

**(210) 535-1181**

# 1533 Austin Highway

**Subject property for Lease**



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# FOR LEASE

## AUSTIN HEIGHTS SHOPPING CENTER

**1533 Austin Hwy., San Antonio TX 78209**

*NEC OF HARRY WURZBACH ROAD & AUSTIN HIGHWAY SAN ANTONIO, TX 78209*

**AVAILABLE SPACE:** Suite 107

**SIZE:** 12,507 sq ft.

**BASE RATES:** \$12.00 PSF/year *(plus NNN)*

**GLA:** 59,932 Square Feet

**LAND AREA:** 5.48 Acres

- ⇒ Tenants: Asian Buffet, Goodwill Industries, The UPS Store, Wells Fargo, Take 5 Oil Change, Advance Auto Parts
- ⇒ Austin Heights is a community shopping center located at the intersection of Harry Wurzbach Road and Austin Highway in northeast San Antonio.
- ⇒ This center enjoys excellent access and exposure to a busy portion of Austin Highway across from powerful retailers including H-E-B, Walmart and Lowe's Home Improvement.

# Available Space



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## Suite 107

- 12,507 sq ft.
- \$12.00 PSF/yr Base rent *plus* NNN (\$6.10 PSF/yr)



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## AREA INFO

### 2019 Demographic Summary

	1 Miles	3 Miles	5 Miles
<b>Total Population</b>	13,716	98,266	270,472
<b>Households</b>	5,931	38,401	99,615
<b>Average HH Income</b>	\$92,168	\$99,740	\$80,575
<b>Daytime Employees</b>	4,409	73,188	183,280



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## Traffic Counts

Austin Highway	22,258 vpd
Harry Wurzbach, north of Austin Highway	21,808 vpd
Harry Wurzbach, south of Austin Highway	14,136 vpd

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