



4400 WALZEM ROAD

San Antonio, TX 78218

For Lease

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: 1,199 SF + 1,221 SF



TRAFFIC COUNT

Walzem Rd: 15,864 VPD

Austin Highway: 16,326 VPD

(Inrix (SitesUSA) 2020)

AREA TRAFFIC GENERATORS





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





