



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 + 1,126 SF



TRAFFIC COUNT

Walzem Rd: 15,864 VPD

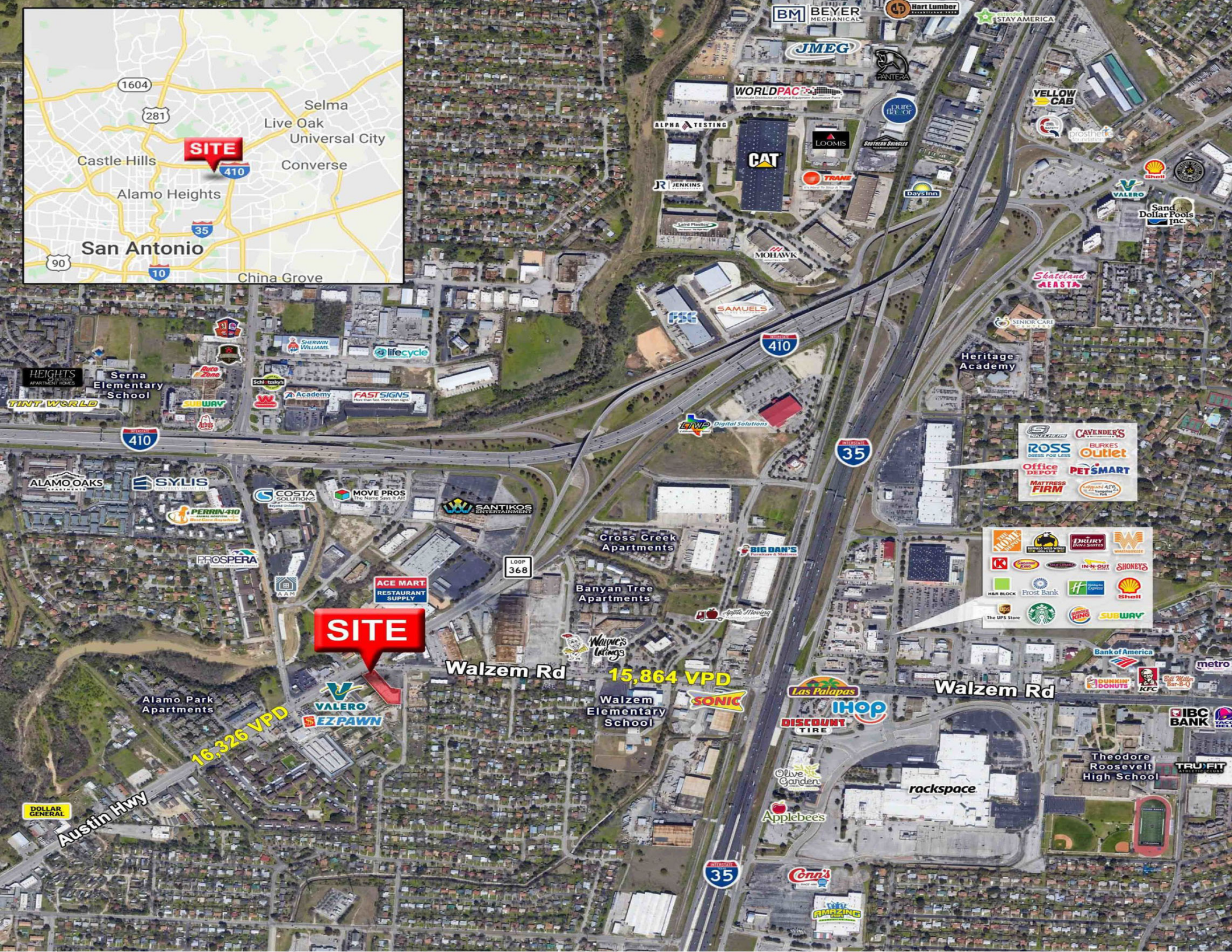
Austin Highway: 16,326 VPD

(Inrix (SitesUSA) 2020)

AREA TRAFFIC GENERATORS







SITE

16,326 VPD

15,864 VPD

Walzem Rd

Walzem Rd

Austin Hwy

LOOP 368

35

35

410

410

1604

281

410

35

90

10

San Antonio

Selma
Live Oak
Universal City
Converse

Castle Hills
Alamo Heights

China Grove

Serna Elementary School

Cross Creek Apartments

Banyan Tree Apartments

Walzem Elementary School

Alamo Park Apartments

Heritage Academy

Theodore Roosevelt High School

TINT WORLD

SUBWAY

Academy

FAST SIGNS

ALAMO OAKS

SYLIS

COSTA SOLUTIONS

MOVE PROS

SANTIKOS

PROSPERA

AAM

ACE MART RESTAURANT SUPPLY

VALERO
EZPAWN

DOLLAR GENERAL

BEYER MECHANICAL

Hart Lumber

STAY AMERICA

JMEG

PANTERA

WORLD PAC

ALPHA TESTING

CAT

LOOMIS

TRAMM

pure flat or

SOUTHERN SINGLES

Days Inn

YELLOW CAB

prosthetic

Shell

VALERO

Sand Dollar Pools Inc.

MOHAWK

FSC

SAMUELS

Sealand AERSTA

SENIOR CARE

Digital Solutions

ROSS
Office DEPOT
MATTRESS FIRM

CAVENDER'S
BURKE'S Outlet
PETS MART

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

BIG DAN'S

Apple Moving

Wayne's

SONIC

Las Palapas
IHOP
DISCOUNT TIRE

Olive Garden

Applebee's

Conn's

AMAZING

Bank of America

DUNKIN' DONUTS

KFC

IBC BANK

TRU-FIT

rackspace

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

