

FOR LEASE

±1,952 SF

Retail | Neighborhood Center

8407 Bandera Road, Suite 137
San Antonio, TX 78250



Property Summary

LEASE RATE	Please Contact Agent
EXPENSES	Estimated \$5.99 PSF/Year
TOTAL AVAILABLE	±1,952 SF
TYPE	Retail Neighborhood Center
ZONING	C-3

FOR MORE INFORMATION



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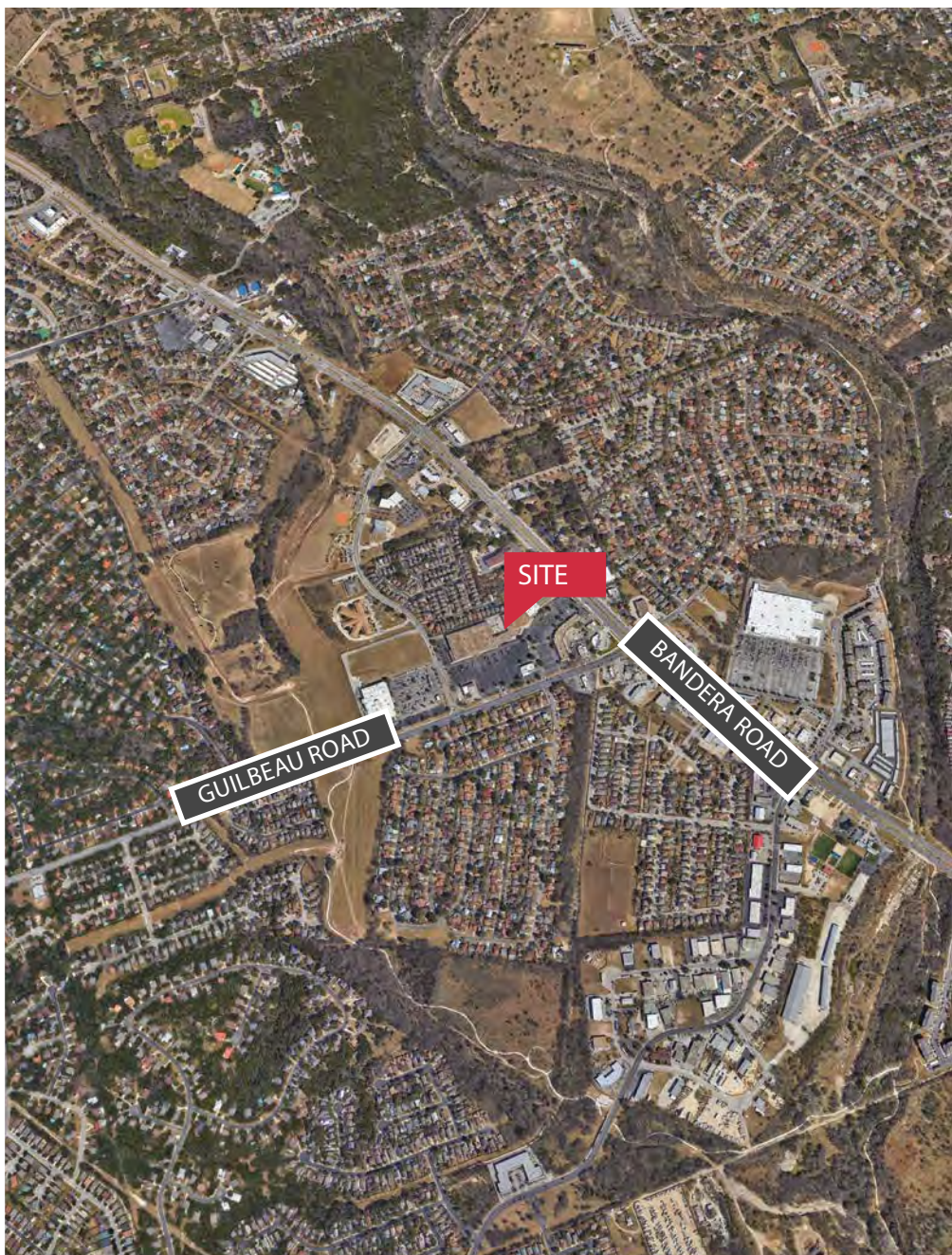
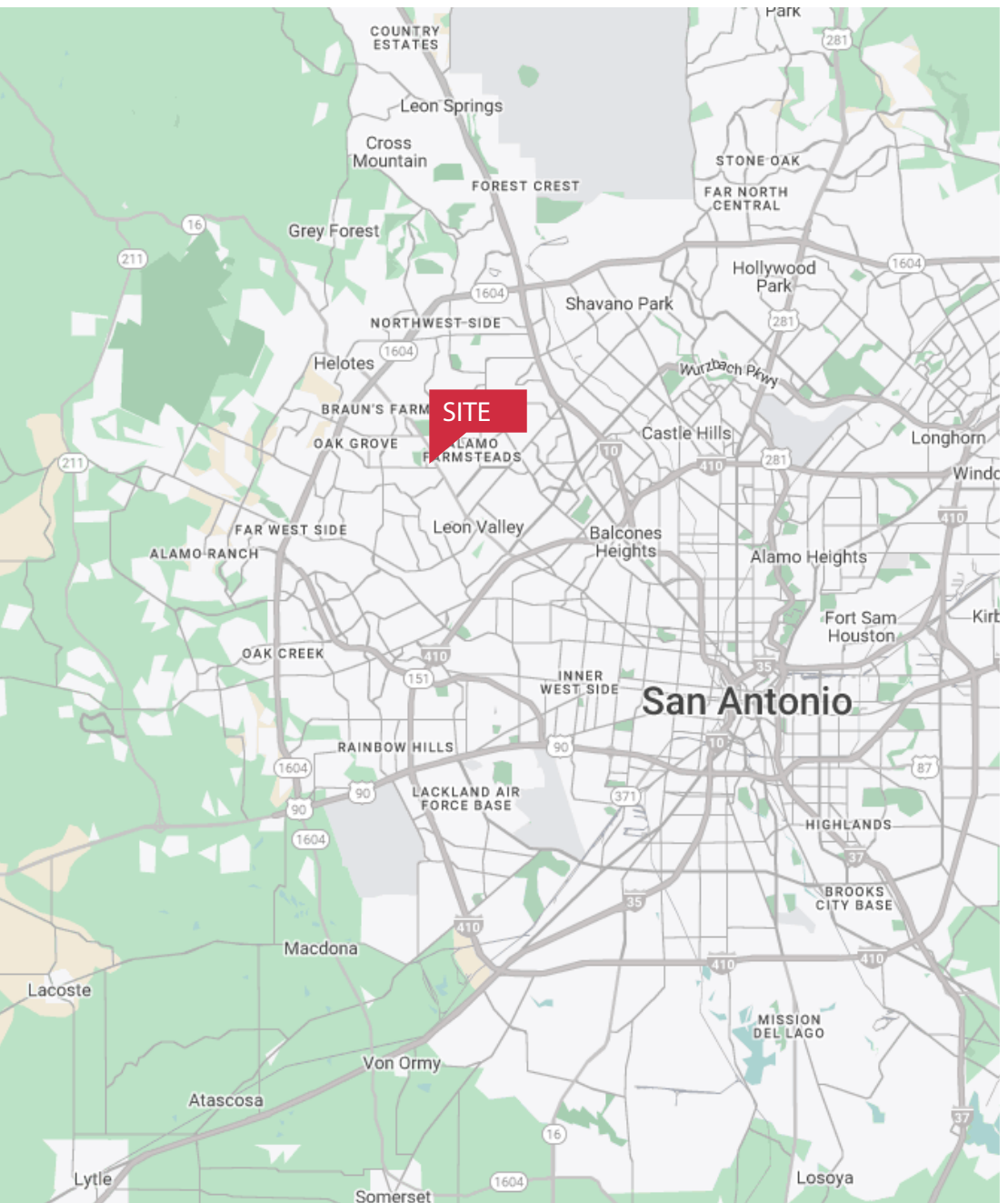


Site Plan



Space	Tenant	SF	Space	Tenant	SF
Parking Lot	Bank of America	500	8425-108	Lone Star Barber Shop	1,200
Parking Lot	Watermill Express	500	8425-112	Cato Fashions	4,999
7711-100	Moonlight Ballroom	6,000	8425-120	OrthoRehab Physical Therapy	1,408
7723-102	Pump It Up	11,006	8425-124	Brice Dental	1,900
7723-105	Bexar County JOP Constable Office	16,828	8425-132	Crunch Fitness	31,000
7723-110	Big Lots	29,875	8425-140	London Pub	4,200
7723-115	Dollar Tree	23,460	8425-152	Efren Valle Salon	975
8315-000	Taco Cabana	0	8425-154	Instant Imprints	975
8407-101	Starbucks	1,620	8425-156	Wing Stop	1,926
8407-103	The UPS Store	1,800	8425-158	N Style Salon	975
8407-105	CK Nails	1,020	8425-160	Baked SA	975
8407-125	Bexar County Adult Probation Office	9,100	8425-172	Brident Dental	3,885
8407-129	House of Joy	4,000	8425-180	Enterprise Rent-A-Car	2,380
8407-131	Proshop Paintball	1,190	8425-156B	Massage Inn	1,574
8407-133	Salon San Miguel	1,435	7723-101	Bella's XV & Bridal	0
8407-141	Bexar County Juvenile Probation Office	2,715	8425-170	Temis Cakery	2,135
8407-153	Bexar County Tax Office	6,000	8425-136	Play It Again Sports	4,200
8425-104	La Playa Ice Cream Shop	2,135	8425-148	Vape Shop	1,552
8425-106	Sabor Cocina Mexicana	1,465	8407-137	AVAILABLE	1,952

Area Map



Area Map

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

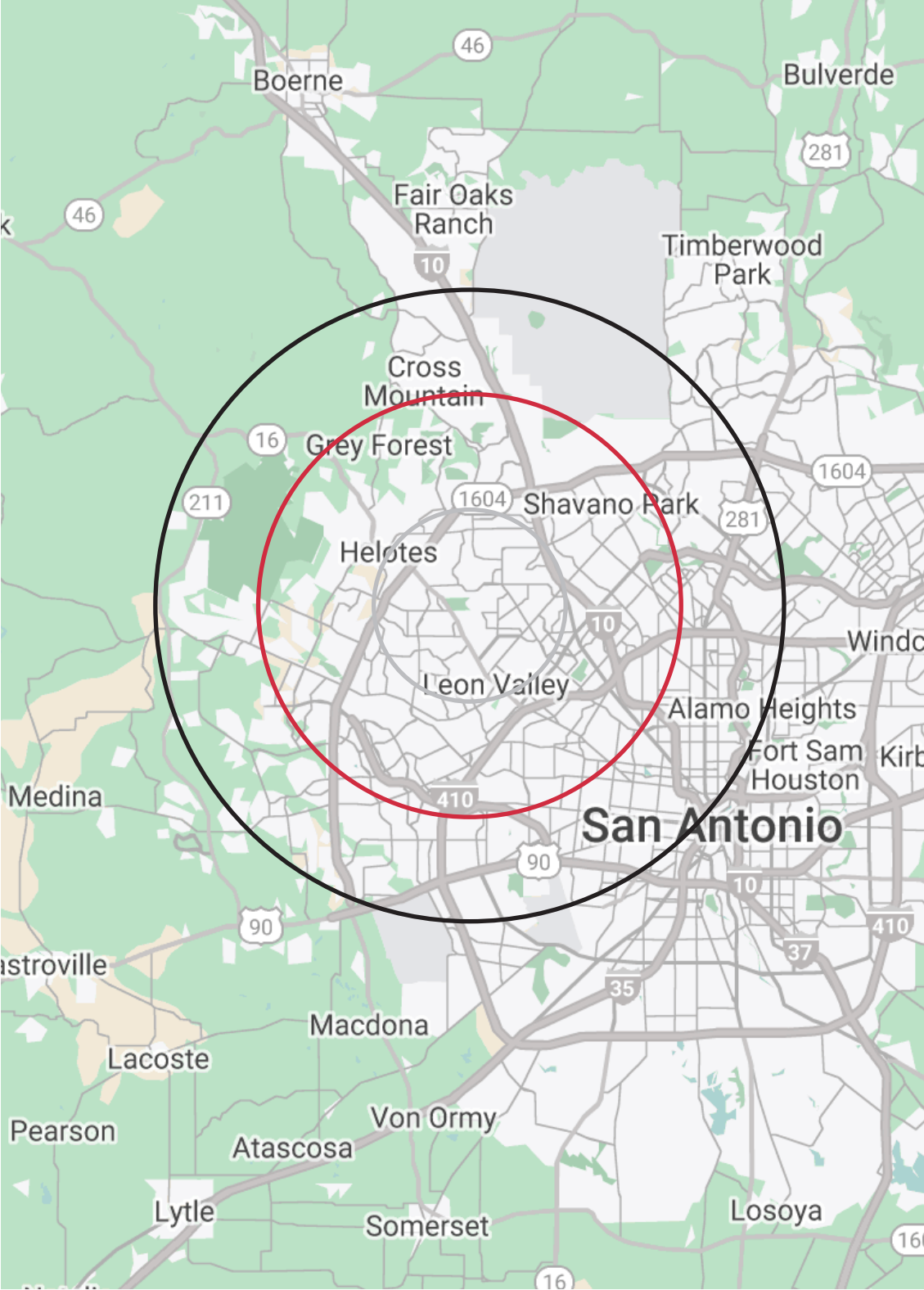


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	11,487	135,397	342,619
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	4,490	52,761	135,581
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$94,523	\$94,127	\$88,246

Traffic Counts

STREET	AADT
Bandera Road	53,340
Guilbeau Road	27,397





Distance to Major Cities

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles



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Market Research

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

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