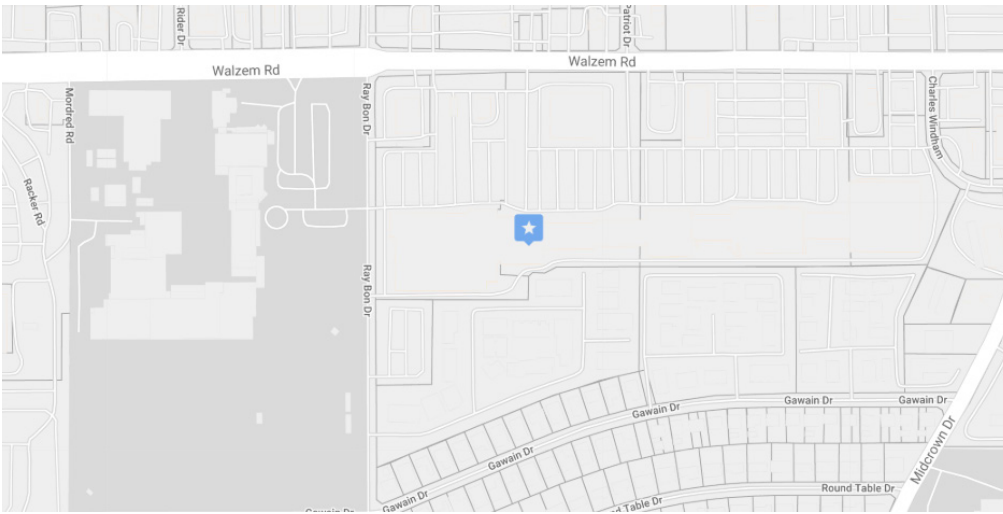


# Walzem Plaza

5332 - 5496 Walzem Road, San Antonio, TX 78218



## WALZEM PLAZA

Walzem Plaza is a large neighborhood shopping center located on Walzem Road. With many anchor tenants, the shopping center has continuous traffic.

### PROPERTY INFORMATION

Total Building Size	182,713 SF
Available Space	Up to 25,000 RSF
Lease Price	\$12.00 - \$14.00
NNN	\$3.99

### KEY TENANTS



Population  
111,618 per 3  
square miles



Located on  
Walzem Road  
& Midcrown Dr



Ray Bon Dr &  
Midcrown Dr  
average 20,102  
vehicles per day



Average Income  
\$60,259 per  
square mile



### FOR MORE INFORMATION PLEASE CONTACT:

HARTMAN INCOME REIT MANAGEMENT, INC.

713-467-2222

leasing@hi-reit.com

www.hi-reit.com



HARTMAN  
EXCEPTIONAL SERVICE + INSPIRED VALUES

# WALZEM PLAZA

## Site Plan



### TENANT LIST

5352A Citi Trends	5368 Red Wing Shoes	5394 Vacant - 2,400 RSF	5456 MTV Cafe	5480 Casa de Vida Church
5332B Vacant - 12,609 RSF	5370 Juanita's Party & Crafts	5396 Dojo Karate Academy	5458 C9 Salon	5486 Tandy Leather Factory
5334 WellMD	5374 Pho Ha	5402 The Smile Center	5460 Vacant - 3,200 RSF	5488 Regional Finance
5336 WellMD	5376 Vacant - 2,400 RSF	5410 WingStop	5464 Harbor Freight Tools	5490 Little Jamaica Foods
5340 WellMD	5380 Ray's Pizzeria	5412 Express Liquor	5464B 99 Cent Only	5490A T-Mobile
5350 Shoes 4 Less	5388 Custom Sounds	5420 Vacant - 25,000 RSF	5466 USA Beauty Outlets	5494 TWFG Insurance
5360 Vietnam Market	5392 Footlocker	5438 City Gear	5476 Vacant - 1,600 RSF	5496 Domino's Pizza
5366 Gamestop				

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