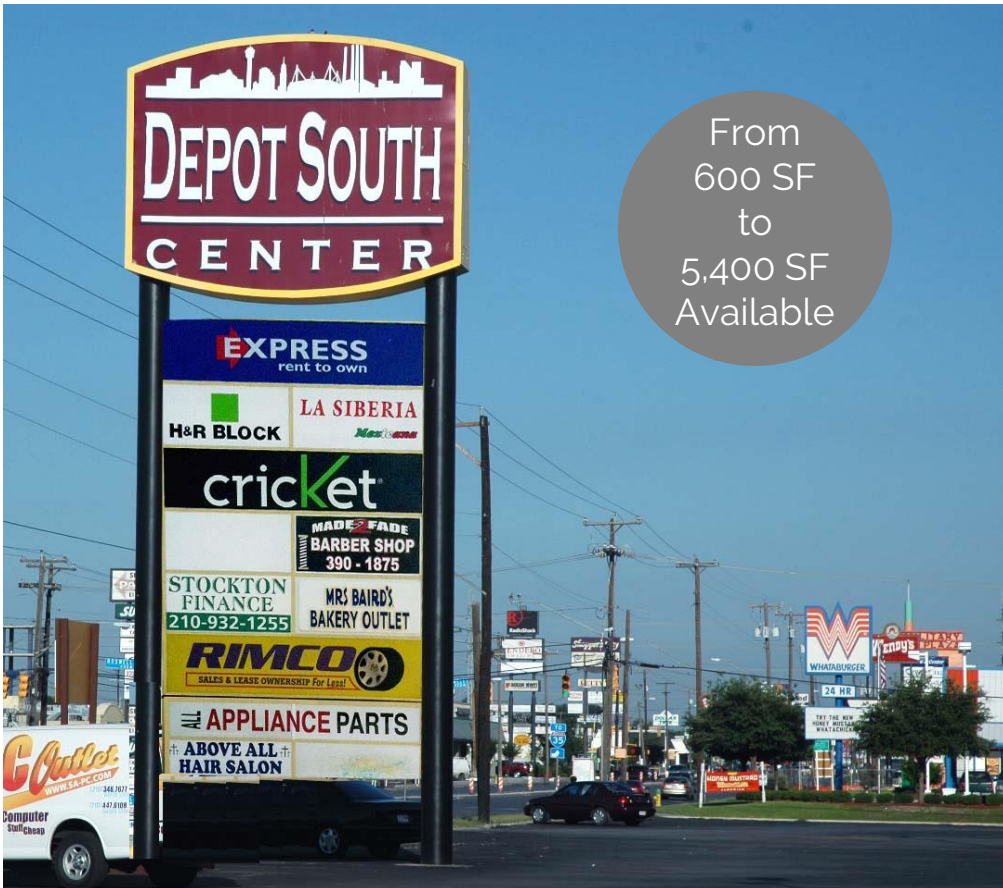


# DEPOT SOUTH SHOPPING CENTER

## 423 S.W. MILITARY DRIVE

RETAIL . RESTAURANT . OFFICE . MEDICAL . PROFESSIONAL

# FOR LEASE



From  
600 SF  
to  
5,400 SF  
Available

### AVAILABILITY

STE 415 - 1,200 SF

STE 417 - 600 SF

STE 427 - 1,200 SF - FORMER BARBER SHOP

STE 429 - 950 SF

STE 435 - 5,400 SF - FORMER RENT-A-TIRE

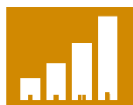
### RENTAL RATE

\$1.35 PSF/MO + NNN \*

\*NNN EST. - \$0.29 PSF/MO

Demographics (2016)	1 Mile	3 Mile	5 Mile
Population:	18,181	116,933	263,669
Avg Household Income:	\$43,643	\$43,620	\$42,607

- PRIME LOCATION ON SW MILITARY – THE RETAIL HUB OF SAN ANTONIO'S SOUTHSIDE
- S.W. MILITARY FRONTAGE WITH GREAT EXPOSURE
- PYLON/BUILDING SIGNAGE AVAILABLE
- ZONED C-3
- EXCELLENT ACCESS TO I-35 & I-37
- AREA RETAILERS INCLUDE HEB, CVS AND WALMART, AS WELL AS NUMEROUS FAST FOOD AND RESTAURANTS, ETC
- HIGH TRAFFIC LOCATION



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO. TX 78216

[sullivansa.com](http://sullivansa.com)

For information or to  
schedule a tour:

**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)

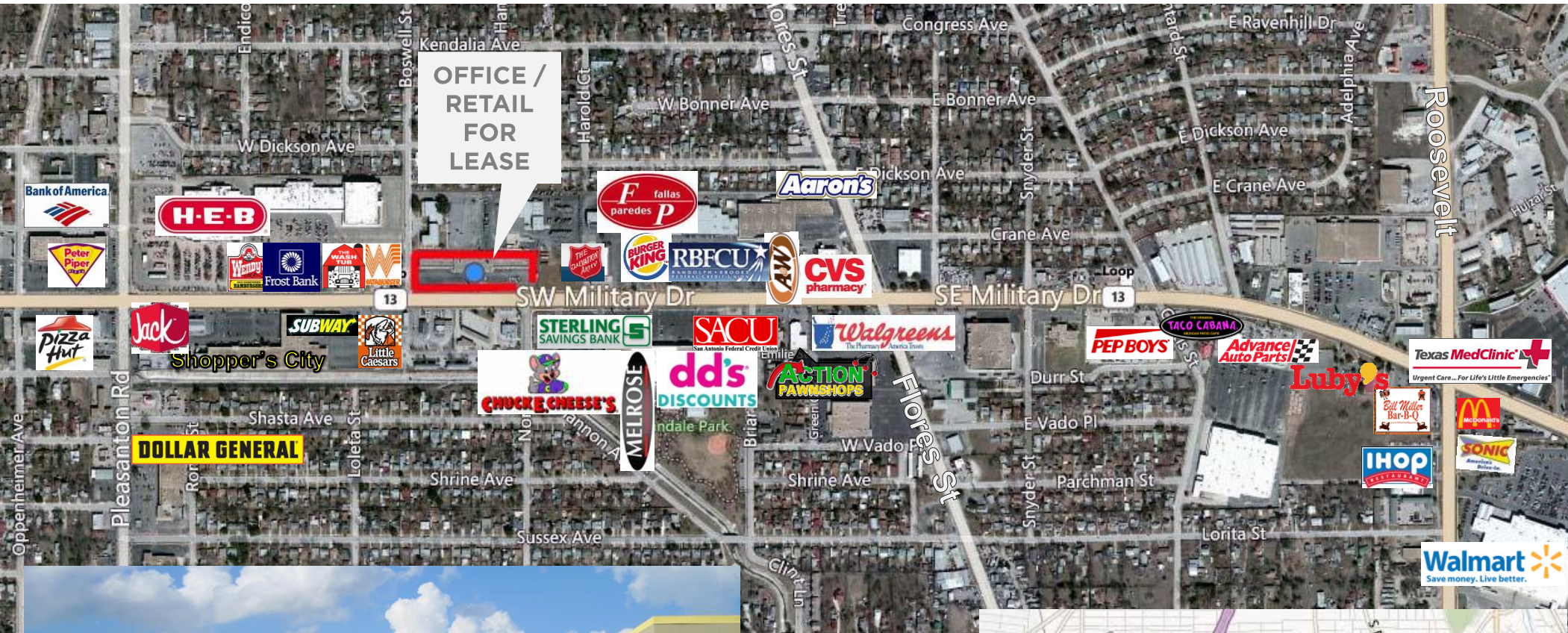


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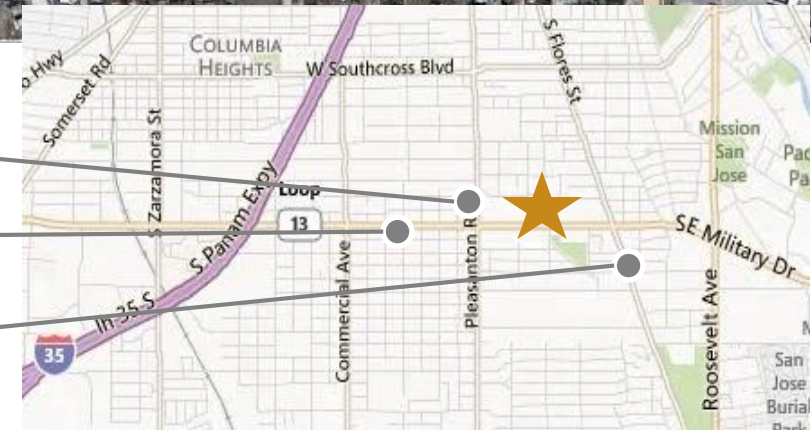


### TRAFFIC COUNTS:

PLEASANTON RD  
30559 VPD  
\*2006 TXDOT


SE MILITARY DR  
36,336 VPD

S FLORES ST  
19,310 VPD



DEPOT SOUTH SHOPPING CENTER  
**423 S.W. MILITARY DRIVE**  
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**FOR LEASE**

435	431	429	427	425	422	423	415	417	413 A	411	409	403	401	325	323
5,400 SF		950 SF	1,200 SF				1,200 SF	600 SF							
															

**AVAILABILITY**

STE 415 - 1,200 SF

STE 417 - 600 SF

STE 427 - 1,200 SF – FORMER BARBER SHOP

STE 429 - 950 SF

STE 435 - 5,400 SF – FORMER RENT-A-TIRE

**RENTAL RATE**

\$1.35 PSF/MO + NNN \*

\*NNN EST. - \$0.29 PSF/MO

- High population / density area
- High traffic, excellent access
- Pylon/Building signage available



DEPOT SOUTH SHOPPING CENTER

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INFORMATION ABOUT  
**BROKERAGE SERVICES**

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or leases the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: shall treat all parties honestly ;may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner ;may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer: and may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order of if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party. If You Choose to Have a Broker Represent You, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

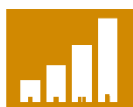
Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date



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**SALE/LEASE AMERICANS WITH DISABILITIES ACT, HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) if the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER / LESSOR

BUYER / TENANT

\_\_\_\_\_  
Owner or Landlord                      Date

\_\_\_\_\_  
Buyer or Tenant    Date