

RETAIL FOR LEASE

O'CONNOR RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247



AVAILABLE SF:	1,800 SF
LEASE RATE:	\$18.00 SF/Yr (NNN)
NNN RATE:	\$5.75 Estimated
LOT SIZE:	0.66 Acres
BUILDING SIZE:	4,500 SF
ZONING:	C2

PROPERTY OVERVIEW

1800 SF second generation former Chiropractor clinic retail space is available for lease. Space is ideal for a doctor's office or any service oriented business. Daycare center or dance school will also be ideal at this location because of high density of houses in the area.

SAN ANTONIO IS ONE OF THE NATION'S PREMIER MARKETS: Located in San Antonio, Texas which is the 2nd largest city in the state of Texas and the 7th largest city in the US with a population of more than 1.3 million people. The city is among the Top 10 fastest growing cities in the United States and its thriving and diverse economy is largely attributed to the diverse mix of business services, a significant presence of energy resources nearby, and a highly skilled workforce educated in the city's renowned school districts and universities.

PROPERTY FEATURES

- Former Chiropractor Clinic located near Loop 1604
- 11,061 people within a 1 mile radius and 79,678 people within a 3 mile radius
- Area retailers include; Shell Gas Station, Chiropractor, Nationwide Insurance, Cleaners
- Retail trade area. Demand for; Health and Personal Care Stores, Florists, Professional offices, Wireless phone/mobile device Retailers, Video game Retailers, Tax preparation services, Financial Services, Beauty supply and Sign/copy shops.

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SINGH COMMERCIAL GROUP
In association with KW Commercial

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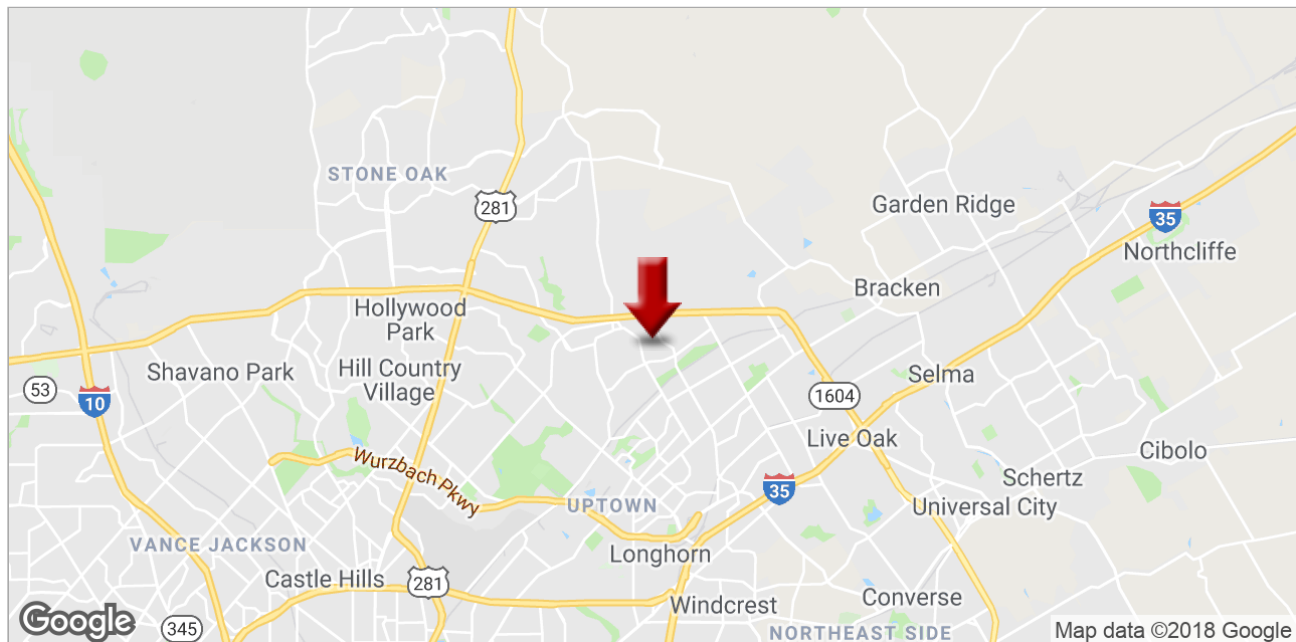
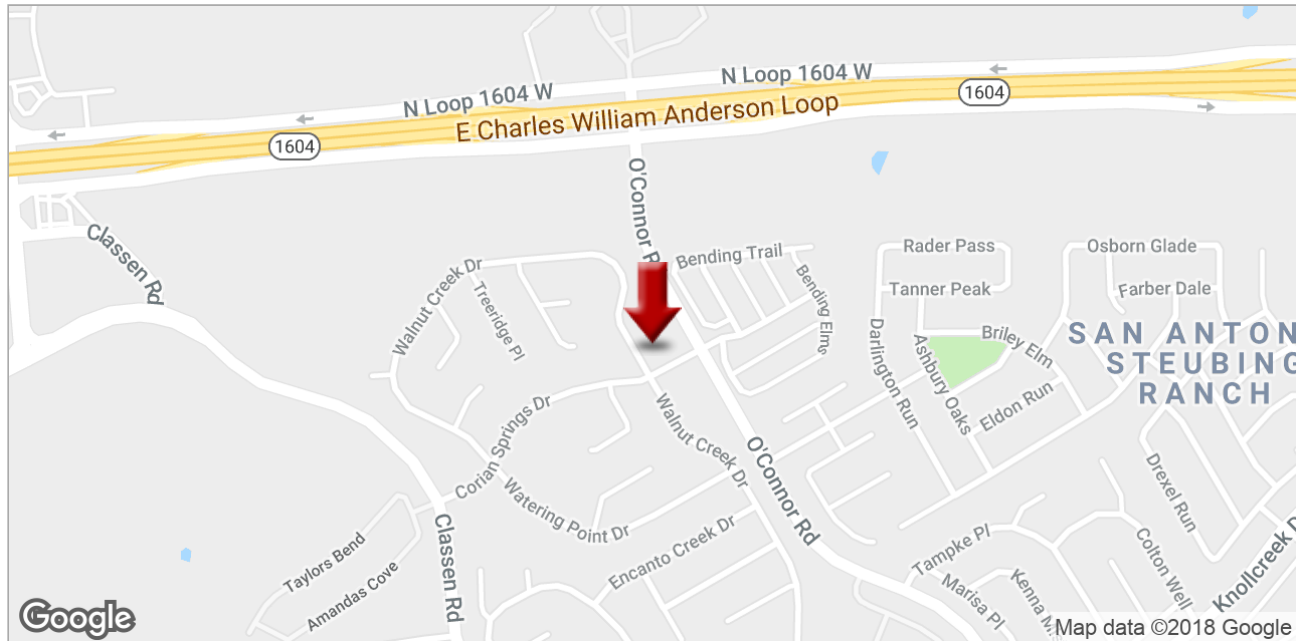
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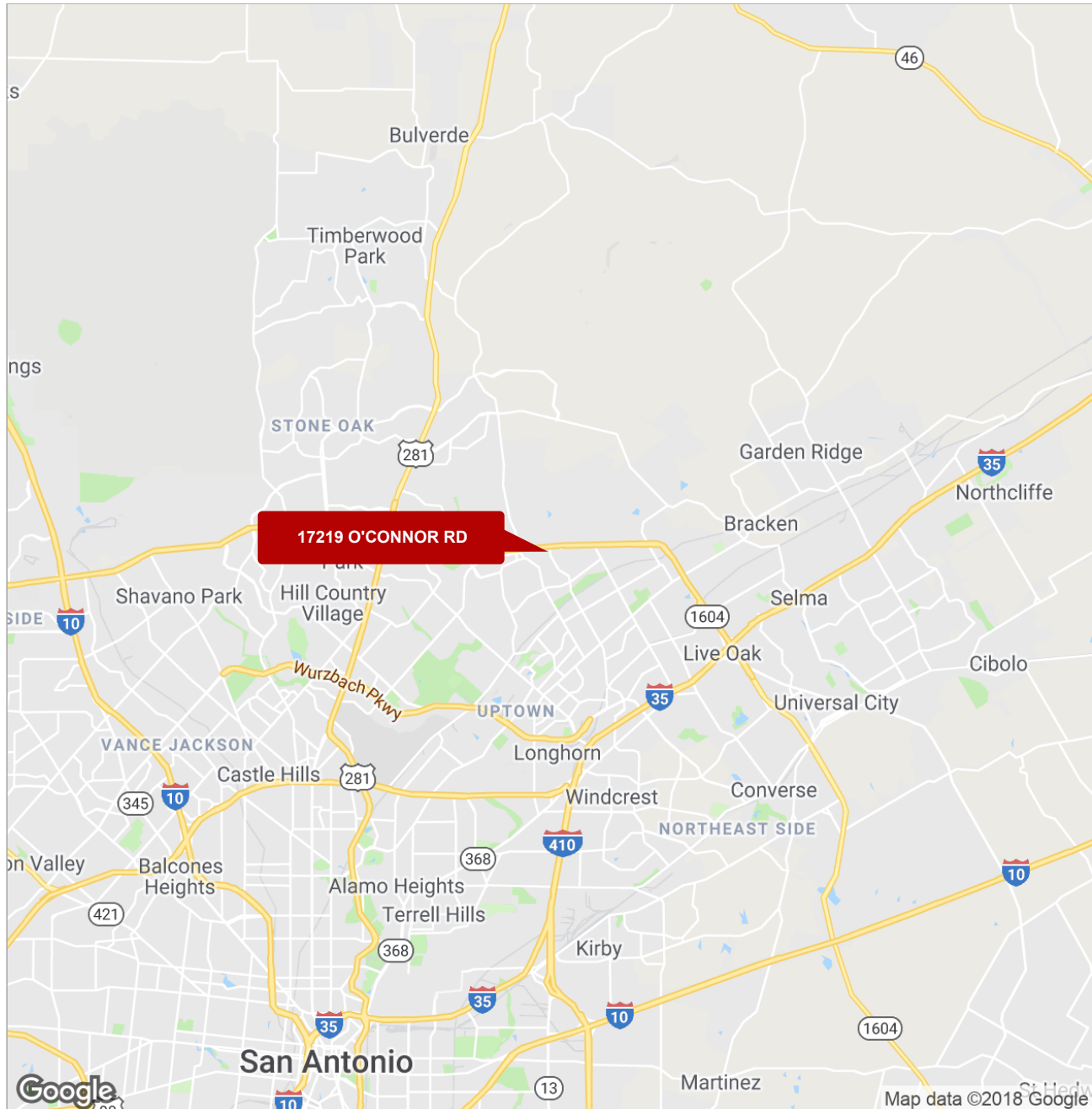
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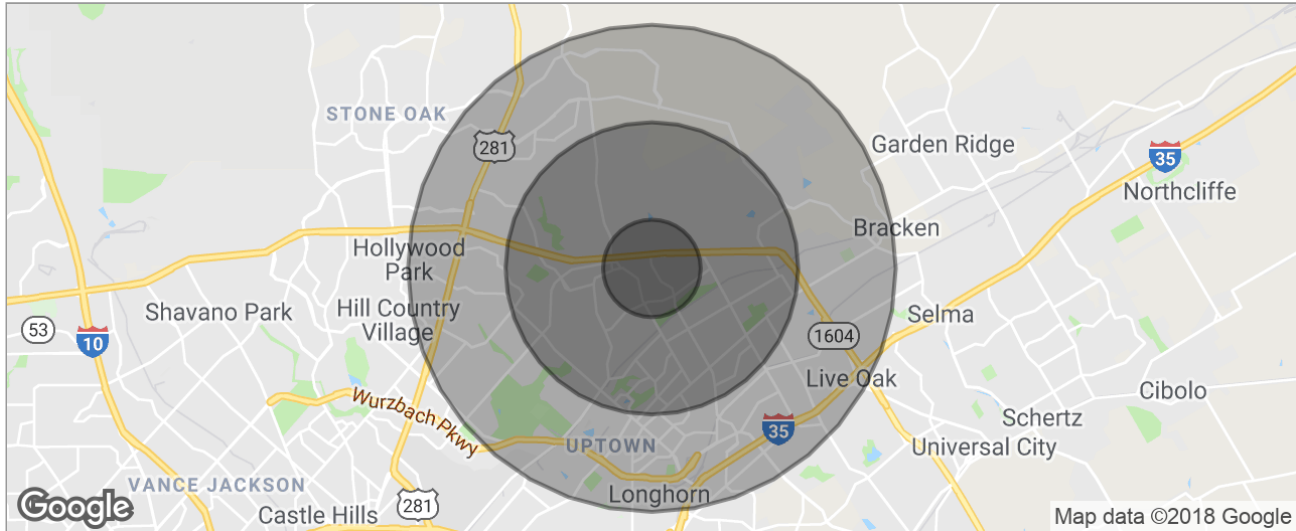
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,003	71,584	176,800
MEDIAN AGE	31.5	34.5	34.7
MEDIAN AGE (MALE)	28.8	32.6	33.0
MEDIAN AGE (FEMALE)	33.9	36.3	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,259	25,454	65,810
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$80,573	\$78,988	\$76,421
AVERAGE HOUSE VALUE	\$229,570	\$171,311	\$171,601
RACE	1 MILE	3 MILES	5 MILES
% WHITE	77.7%	80.0%	79.6%
% BLACK	6.2%	7.1%	6.4%
% ASIAN	4.1%	2.3%	3.1%
% HAWAIIAN	0.2%	0.3%	0.2%
% INDIAN	1.1%	0.8%	0.8%
% OTHER	6.9%	6.2%	6.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	42.1%	37.9%	38.2%

* Demographic data derived from 2010 US Census

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