O'CONNER 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.

SINGH COMMERCIAL GROUP

210.696.9996 10999 IH-10 West, Ste. 175 San Antonio, TX 78230 **RAV SINGH, CCIM**

Director 0 210.696.9996 rav@kwcommercial.com TX #0560351



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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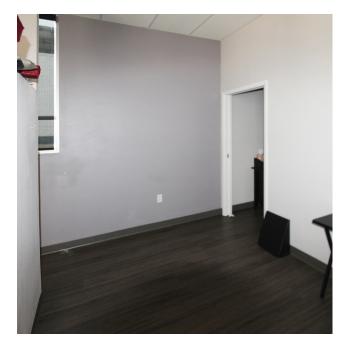
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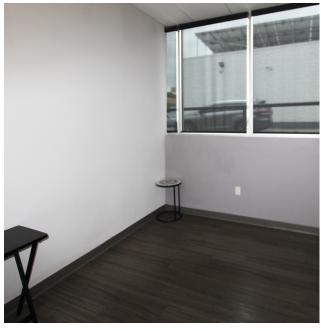
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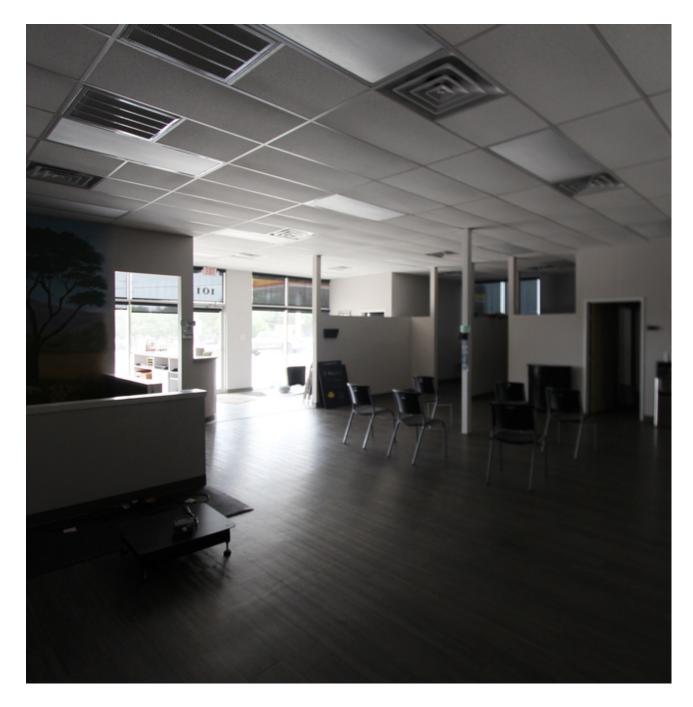
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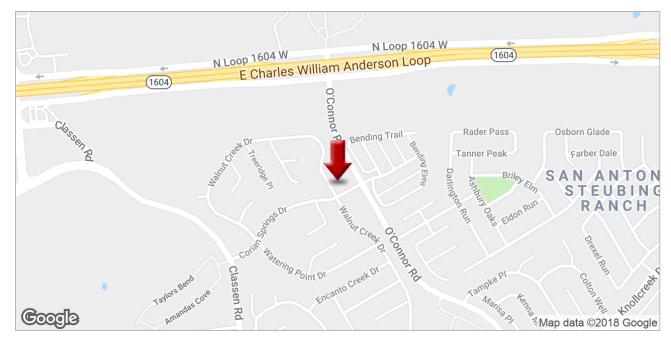
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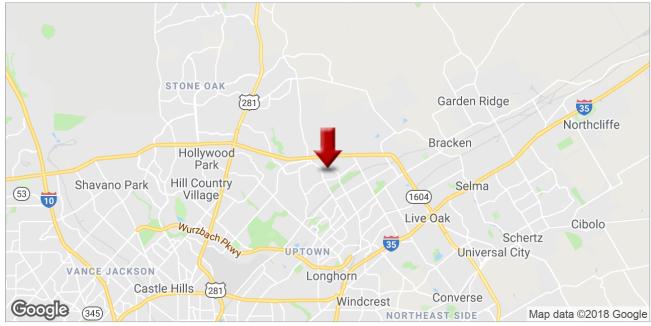
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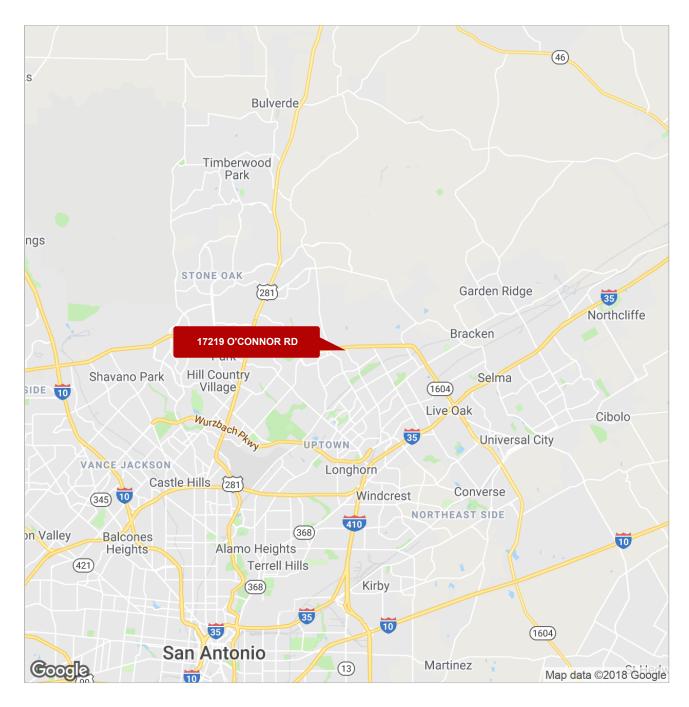
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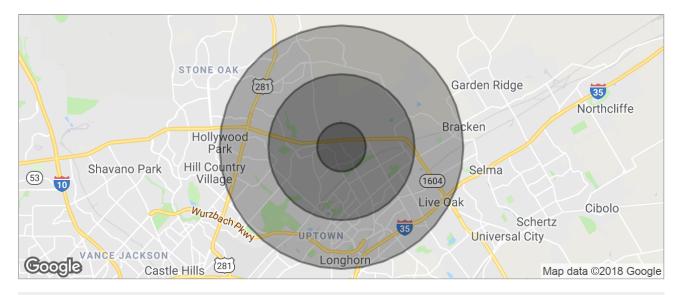
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,003	71,584	176,800
MEDIAN AGE	31.5	34.5	34.7
MEDIAN AGE (MALE)	28.8	32.6	33.0
MEDIAN AGE (FEMALE)	33.9	36.3	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,259	25,454	65,810
# 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
RACE % WHITE	1 MILE 77.7%	3 MILES 80.0%	5 MILES 79.6%
% WHITE	77.7%	80.0%	79.6%
% WHITE % BLACK	77.7% 6.2%	80.0% 7.1%	79.6% 6.4%
% WHITE % BLACK % ASIAN	77.7% 6.2% 4.1%	80.0% 7.1% 2.3%	79.6% 6.4% 3.1%
% WHITE % BLACK % ASIAN % HAWAIIAN	77.7% 6.2% 4.1% 0.2%	80.0% 7.1% 2.3% 0.3%	79.6% 6.4% 3.1% 0.2%
% WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	77.7% 6.2% 4.1% 0.2% 1.1%	80.0% 7.1% 2.3% 0.3% 0.8%	79.6% 6.4% 3.1% 0.2% 0.8%

^{*} Demographic data derived from 2010 US Census

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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Land	dlord Initials Date	