O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247





AVAILABLE SF:	900 - 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

SINGH COMMERCIAL GROUP

210.696.9996 10999 IH-10 West, Ste. 175 San Antonio, TX 78230

RAV SINGH, CCIM

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351

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.

Retail trade area demand:

Health & Persona Care Stores; Florists; Professional office; Wireless phone/mobile device retailers; Video game retailers; Tax preparers; Pet care/supplies; Massage/ acupuncture; Financial services; Beauty supply; Sign/copy shop

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.

DDODEDTV FEATURES

- Former Chiropractor Clinc located near Loop 1604
- Looking for various tenant types
- 11,061 people within a 1 mile radius and 79,678 people within a 3 mile radius

COMMERCIAL
We obtained the information above from sour Ar experience in the residence with the residence wit

■ Retail trade area. Demand for; Health and 「MEWSONS COMPETCIAL GROUP.com/
Stores, Florists, Professional offices, Wireless phone/mobile device Retailers, Video game Retailers, Tax preparation services, Financial Services, Beauty supply and Sign/copy



association with KW Commercia

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247







SINGH COMMERCIAL GROUP

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

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



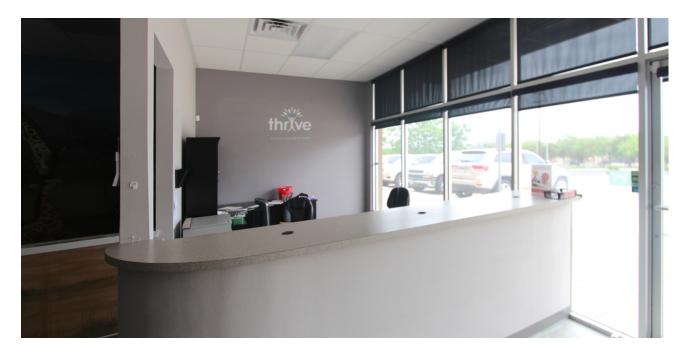
COMMERCIAL

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
i. 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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247







SINGH COMMERCIAL GROUP

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

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



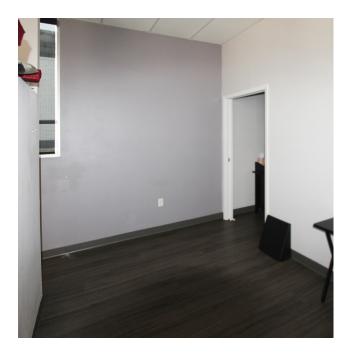
GROUP

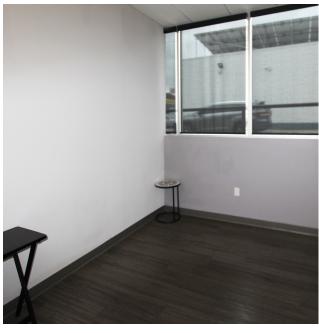
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include to the 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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247











SINGH COMMERCIAL GROUP

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

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



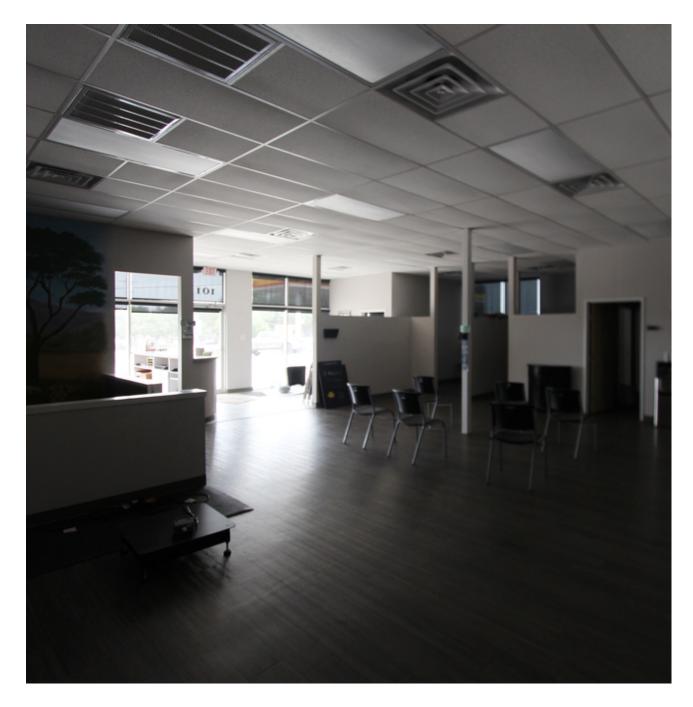
SINGH COMMERCIAL GROUP

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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247





SINGH COMMERCIAL GROUP

210.696.9996 10999 IH-10 West, Ste. 175 San Antonio, TX 78230

RAV SINGH, CCIM

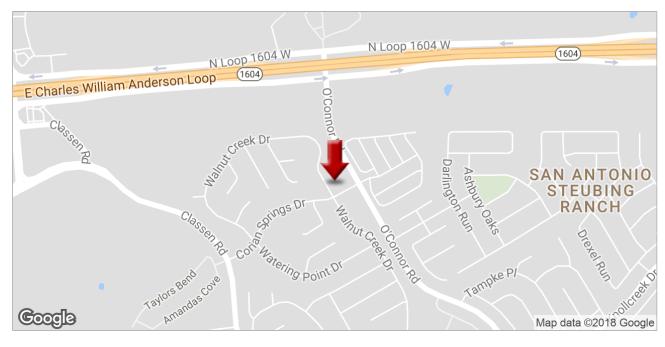
Director 0 210.849.2175 rav@kwcommercial.com TX #0560351

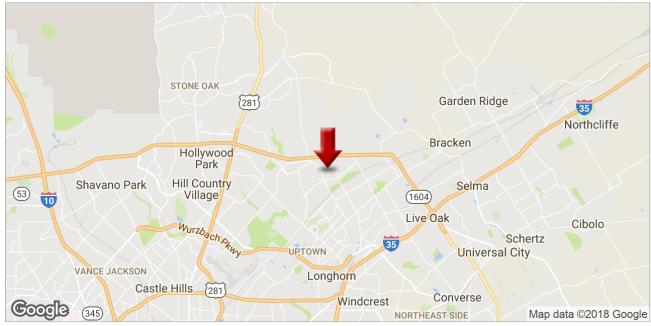
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, easumptions, assumptions of 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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247







SINGH COMMERCIAL GROUP

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

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



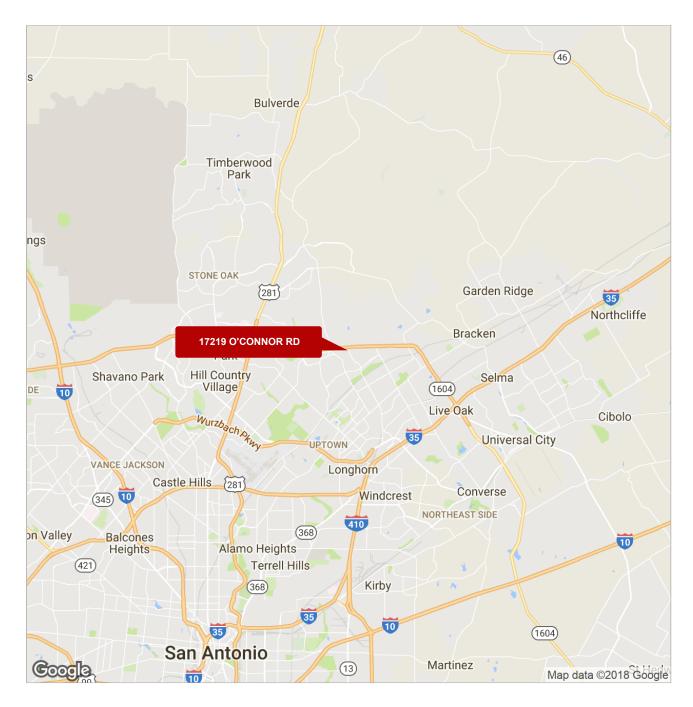
COMMERCIAL

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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247





SINGH COMMERCIAL GROUP

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

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



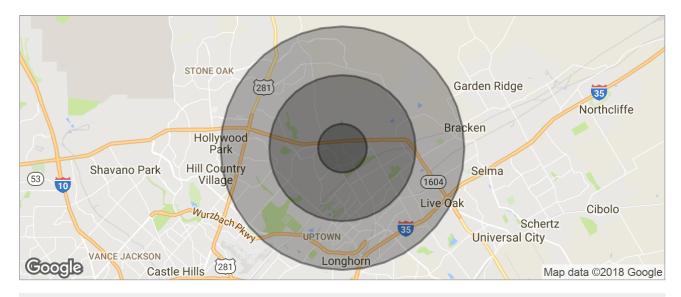
COMMERCIAL

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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247





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

SINGH COMMERCIAL GROUP

210.696.9996 10999 IH-10 West, Ste. 175 San Antonio, TX 78230

RAV SINGH, CCIM

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



COMMERCIAL

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.

O'CONNER RD LEASE BLDG

17219 O'CONNOR RD, San Antonio, TX 78247





SINGH COMMERCIAL GROUP

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

Director 0 210.849.2175 rav@kwcommercial.com TX #0560351



GROUP

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.



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.

Keller Williams Realty City View Licensed Broker /Broker Firm Name or Primary Assumed Business Name	547594 License No.	legal@kwcityview.com Email	210.696.9996 Phone
Howard John Flournoy	127300	jflournoy@kw.com	210.853.0753
Designated Broker of Firm	License No.	Email	Phone
Jim McClung Licensed Supervisor of Sales Agent/ Associate	332864 License No.	jmcclung@kw.com Email	210.696.9996 Phone
Rav Singh	560351	ravsinghsa@gmail.com	210.696.9996
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Land	dlord Initials Date	