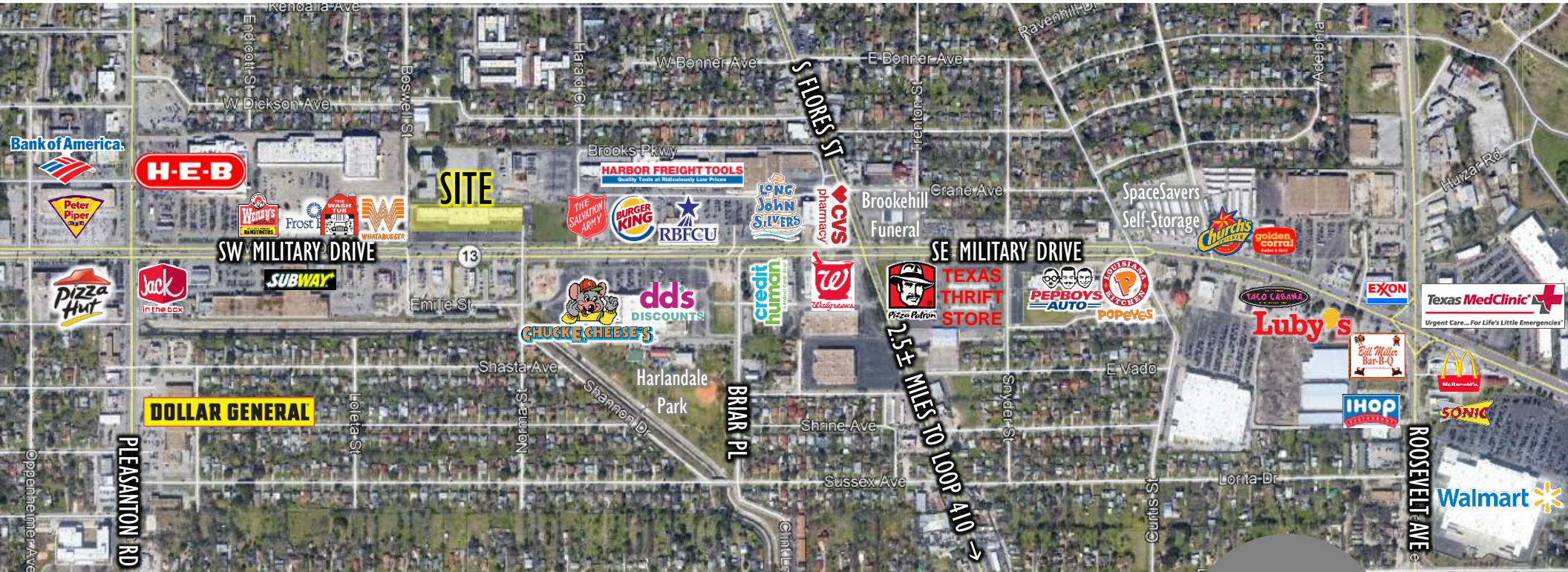


DEPOT SOUTH SHOPPING CENTER

423 S.W. MILITARY DRIVE

RETAIL . RESTAURANT . OFFICE . MEDICAL . PROFESSIONAL

FOR LEASE



**600 SF
TO
3,600 SF
Available**

ALONG THE STRONG RETAIL CORRIDOR OF MILITARY DR

- THE RETAIL HUB OF SAN ANTONIO'S SOUTHSIDE
- EXCELLENT ACCESS & EXPOSURE
- PYLON / BUILDING SIGNAGE
- ESTABLISHED TRADE AREA
- HIGH TRAFFIC COUNTS - 36,710 VPD, SW Military Dr
- SIGNIFICANT RETAIL & RESTAURANTS IN AREA




2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	18,307	113,360	275,834
# HOUSEHOLDS	6,087	36,251	89,275
AVG HH INCOME	\$46,823	\$46,179	\$46,732

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FOR LEASE

435	433	431	429	427	425	422	423	417	415	413	411	409	403	401	325	323
3,600 SF			950 SF						600 SF	925 SF			2,700 SF Former Restaurant			
CAN BE DIVIDED 1,500 SF 2,100 SF																

AVAILABILITY

STE 403 - 2,700 SF
FORMER RESTAURANT SPACE, VENT HOOD, GREASE TRAP, SOME EQUIP

STE 413 - 925 SF

STE 415 - 600 SF

STE 429 - 950 SF

STE 435 - 3,600 SF
MAY BE DIVIDED

RENTAL RATE

\$1.35 PSF/MO + NNN *

*NNN EST. - \$0.45 PSF/MO



TENANT LIST

- | | |
|-------------------------|-----------------------------|
| 435 AVAILABLE | 417 SW PAIN & REHAB |
| 433 HIGH TECH IMAGING | |
| 431 CRICKET | 413 AVAILABLE |
| 429 AVAILABLE | 411 H&R BLOCK |
| 427 SUPREME KUTZ BARBER | 409 CLINICA SAGRADO CORAZON |
| 425 HI TIMES | 403 AVAILABLE |
| 422 UNIVERSAL CHURCH | 401 SHINE BEAUTY SUPPLY |
| 423 EXPRESS RENT TO OWN | 325 SHINE BEAUTY SUPPLY |
| 415 AVAILABLE | 323 STOCKTON FINANCE |



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

11-2-2015

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 obligation 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 opinion and advise 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

SULLIVAN COMMERCIAL REALTY

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200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker

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LICENSE NO: 555684 zdavis@sullivansa.com 210-341-9292 ext 309

Buyer/Tenant initials

Seller/Landlord Initials

Date