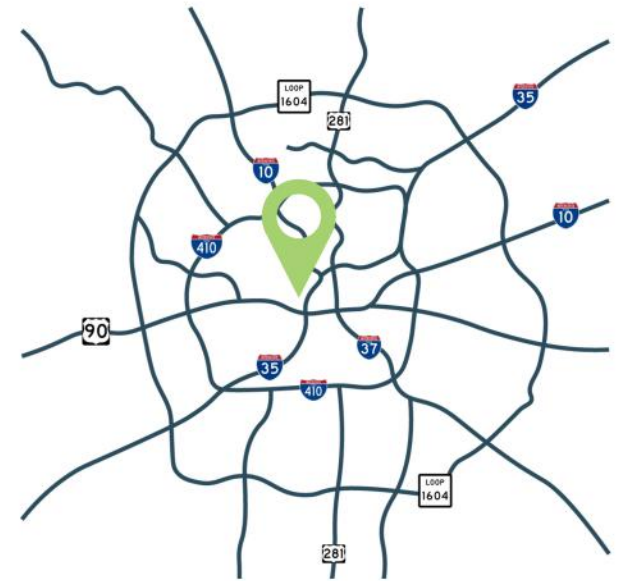


SPACE AVAILABLE

# 109 W. GRAYSON

109 W. GRAYSON ST. | SAN ANTONIO, TEXAS | 78212



**STEPHEN BERCHELMANN**  
VP OF URBAN & SPECIAL PROJECTS  
(210) 816-2734  
SBERCHELMANN@FORESITECRE.COM

## WHAT I LOVE ABOUT THIS PROPERTY:

“

This site offers an exceptional location in the heart of the River North/Pearl District, surrounded by new multi-family residential developments, providing tremendous opportunities for new retail, restaurants and bars.

”

*S. BERCHELMANN*

# 109 W. GRAYSON

SAN ANTONIO, TEXAS

## PROPERTY HIGHLIGHTS

- 1 Recently rezoned C-3. Approved for intensive commercial use including restaurant, bar/tavern and night club.
- 2 Potential Re-development with Ground Lease.
- 3 Continued residential and commercial growth within the trade area.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	461	3,862	10,435
Household Income	\$95,098	\$97,791	\$78,046
Households	184	1,556	4,137
Median Age	42.7	39.7	39.7

## DESIRED USES

- Nail or Hair Salon
- Title Company
- Convenience Retail
- Restaurant/Bar



# 109 W. GRAYSON

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

Suite Number	Condition	SF
1st floor	2nd Gen Retail	3,157
2nd floor	2nd Gen Office	1,650
Ground Lease		11,409



# 109 W. GRAYSON

SAN ANTONIO, TEXAS



# 109 W. GRAYSON

SAN ANTONIO, TEXAS

HWY 281 (189,380 CPD)

W. JOSEPHINE ST.

W. GRAYSON ST.



DOWN ON GRAYSON



west elm

LADINO

GOODS COLLECTIVE



FULL GOODS DINER



San Antonio River Walk - Museum Reach

San Antonio River Walk



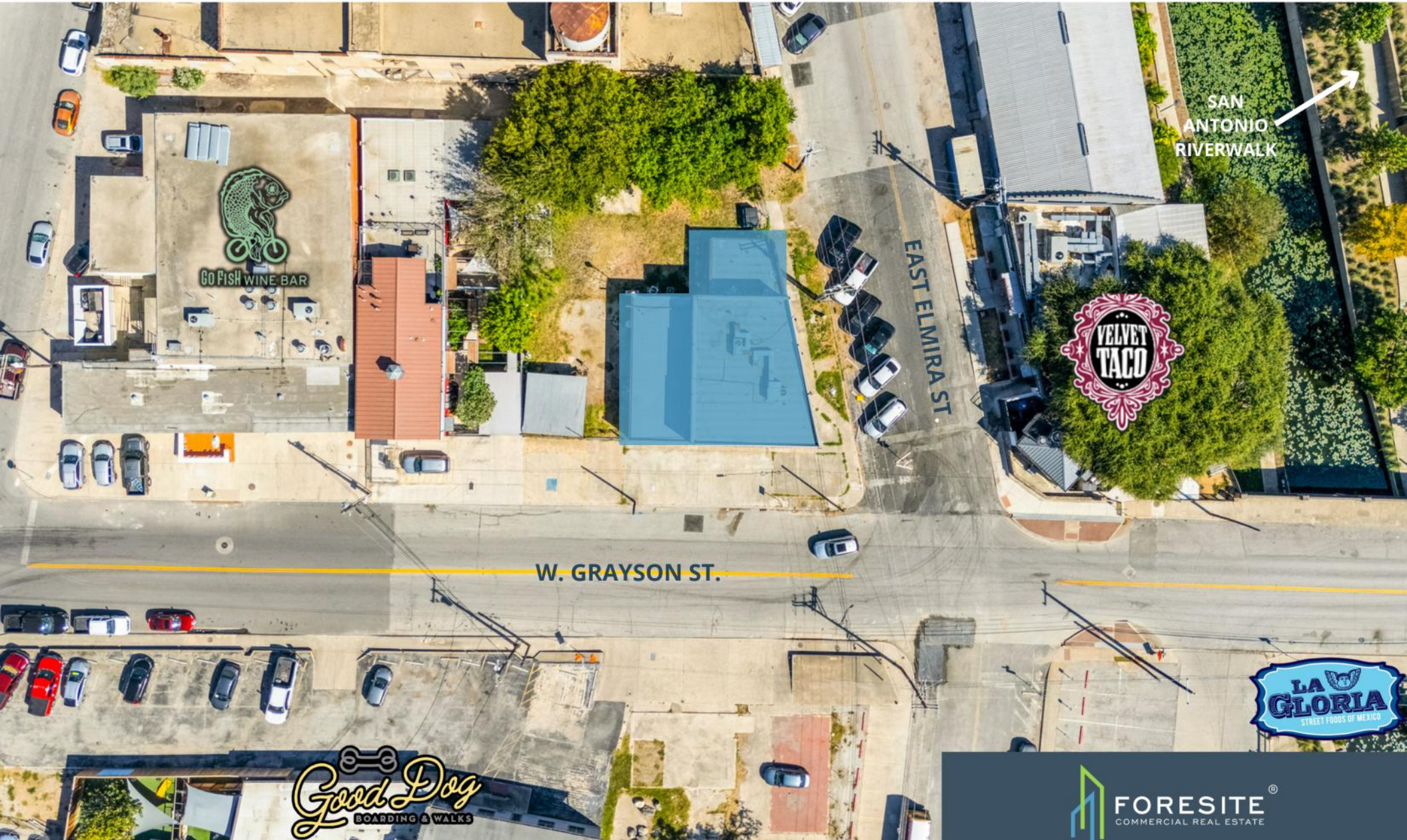
entrance to river walk

entrance to river walk



# 109 W. GRAYSON

SAN ANTONIO, TEXAS



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