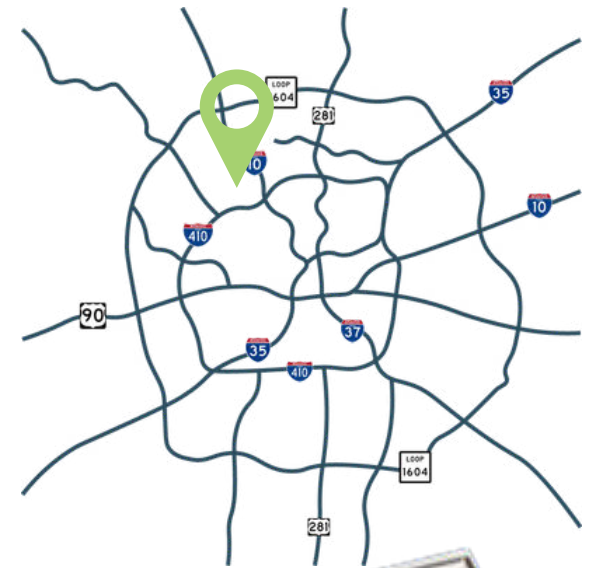


OFFICE SPACE AVAILABLE

# 8746 WURZBACH RD.

8746 WURZBACH RD. | SAN ANTONIO, TEXAS | 78249

Located near prominent employers, the multi-use center offers a convenient workplace option for businesses. The center has easy access and enjoys the benefits of being located next to Starbucks.



**KARA WALTERS**  
ASSOCIATE  
(210) 816-2734  
KWALTERS@FORESITECRE.COM

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# 8746 WURZBACH RD.

SAN ANTONIO, TEXAS

## WHAT I LOVE ABOUT THIS PROPERTY:

This center leverages its location between IH-10 and the Medical Center, capitalizing on the high volume of traffic in the area.

”

*Kara Walters*

## DEMOGRAPHICS

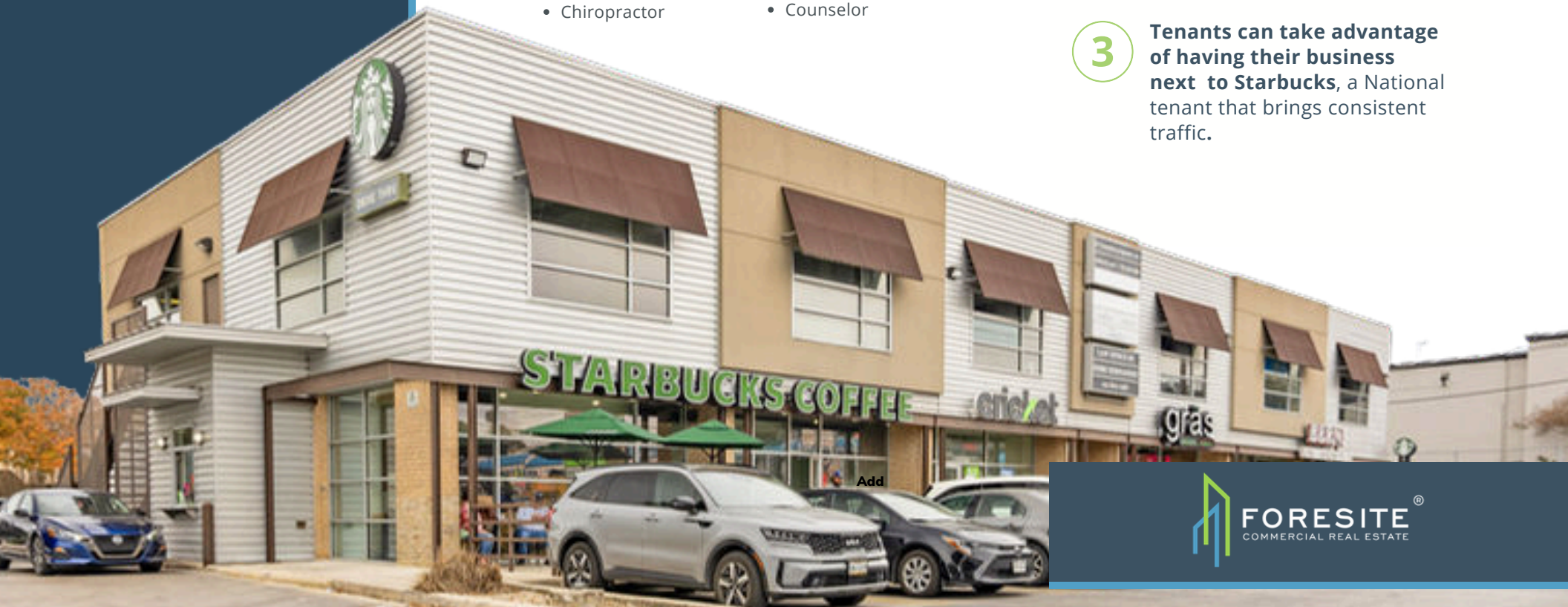
	1 Mile	3 Mile	5 Mile
Population	24,412	136,295	347,490
Household Income	\$68,072	\$85,447	\$89,691
Households	11,480	62,649	148,583
Median Age	30.0	34.6	35.5

## DESIRED USES

- Law Office
- Insurance
- Chiropractor
- Counselor

## PROPERTY HIGHLIGHTS

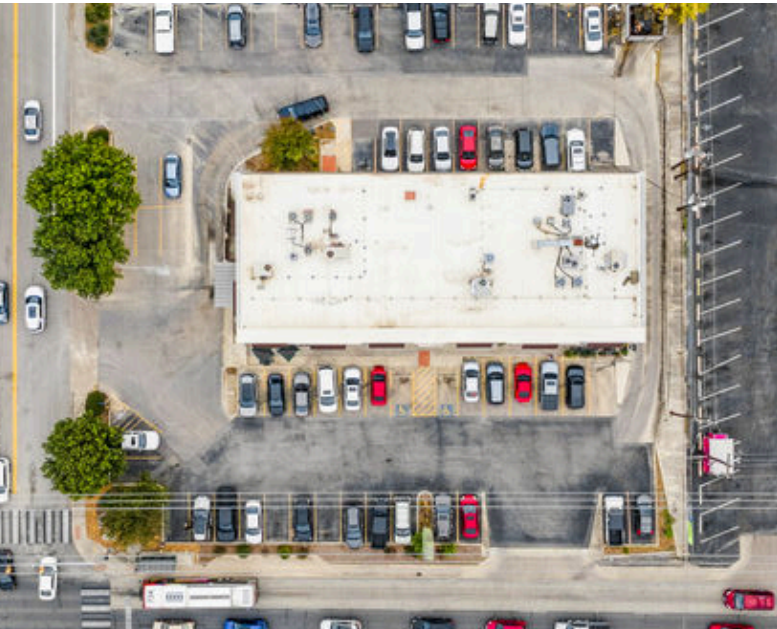
- 1** Quick access to **IH-10** and the **Medical Center**. The center benefits from the round the clock traffic entering and exiting the Medical Center.
- 2** **Great visibility** and accessibility from Wurzbach Road.
- 3** **Tenants can take advantage of having their business next to Starbucks**, a National tenant that brings consistent traffic.



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# 8746 WURZBACH RD.

SAN ANTONIO, TEXAS



**CARmax**

**aci**  
LEARNING

**TECHACADEMY**

**TOWING  
AUSTIN  
PROS**

**Golden Wok**  
Chinese Cuisine

GARDENDALE RD. (4,101 VPD)

WURZBACH RD. (29,041 VPD)

**TOMMY'S**  
RESTAURANT



**QT**  
QuikTrip

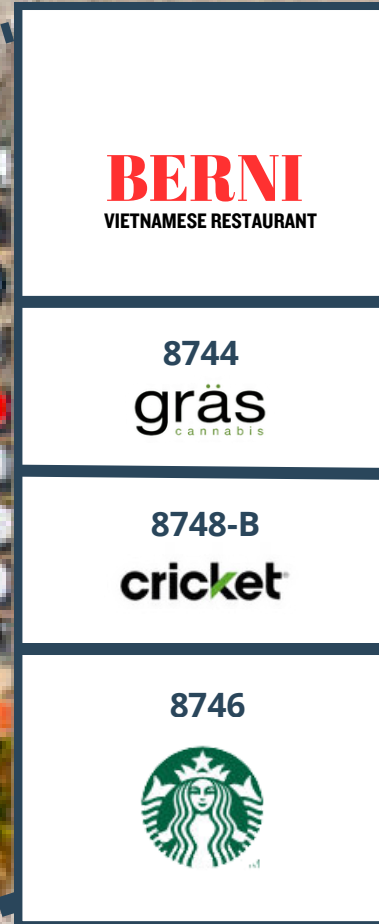
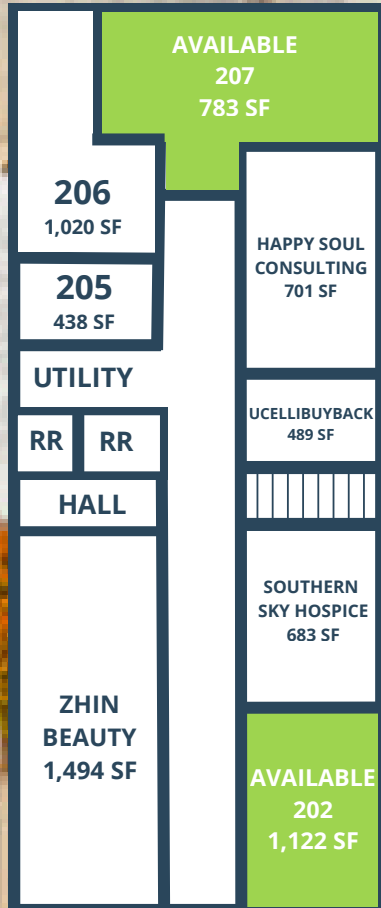




# 8746 WURZBACH RD.

SAN ANTONIO, TEXAS

## SECOND FLOOR



### AVAILABLE SPACE

Suite	SF	Condition
202	1,122	Office - 2nd floor
207	783	Office - 2nd floor

