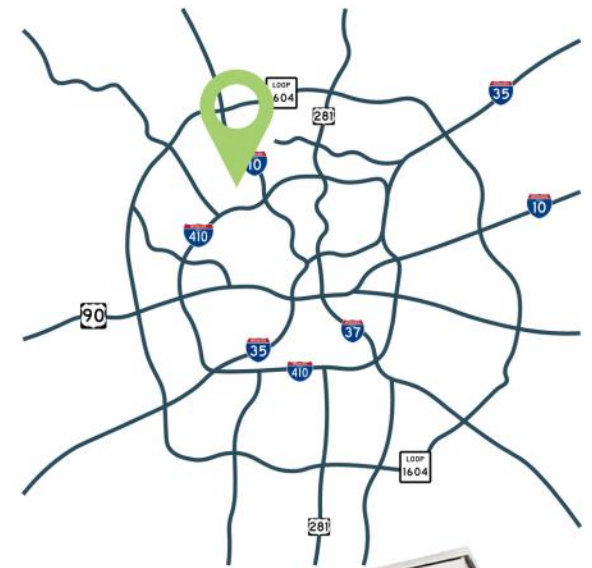


OFFICE SPACE AVAILABLE

# 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.



**JON GALINDO, CCIM**  
SENIOR ASSOCIATE  
(210) 816-2734  
JGALINDO@FORESITECRE.COM

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## 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.

”

*Jon Galindo*

# 8746 WURZBACH RD.

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

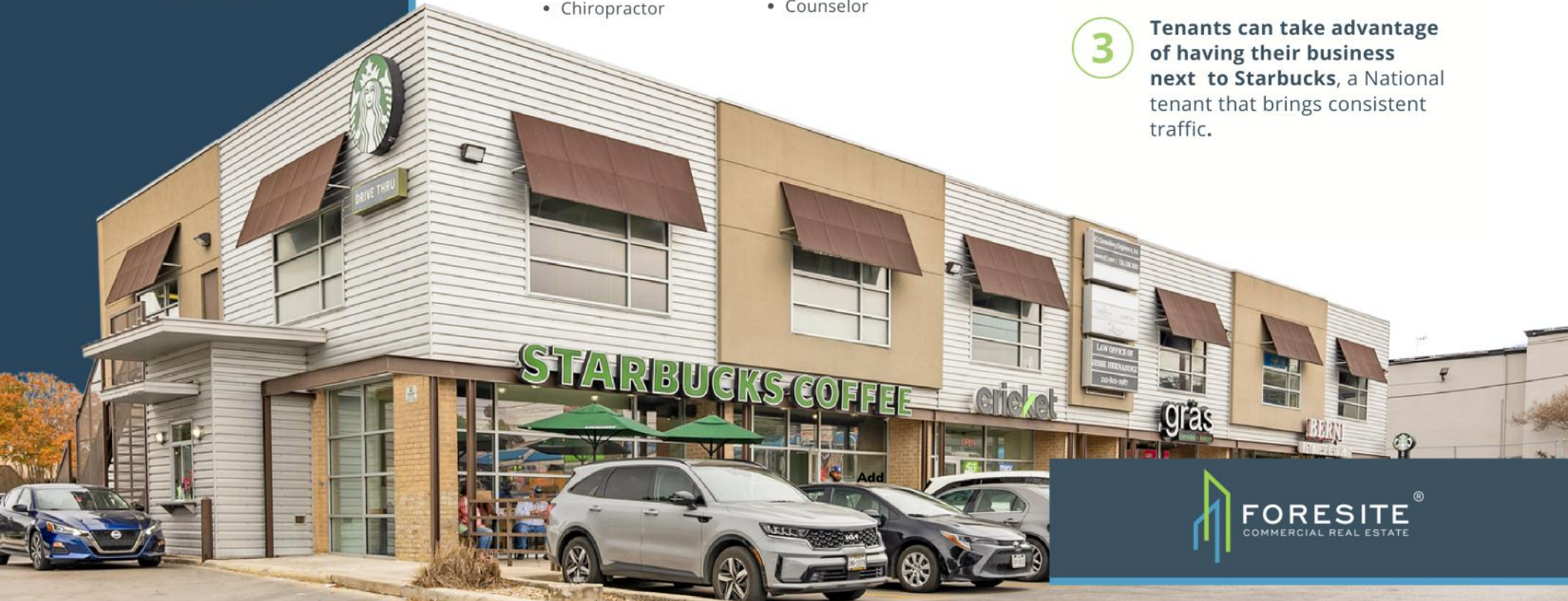
	1 Mile	3 Mile	5 Mile
Population	24,412	136,295	347,490
Household Income	\$68,072	\$85,447	\$89,691
Households	11,480	62,649	148,583
Median Age	30.0	34.6	35.5

## 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



# 8746 WURZBACH RD.

SAN ANTONIO, TEXAS



UNIVERSITY OF TEXAS  
MEDICAL CENTER

HEALTH CAREERS  
HIGH SCHOOL

FREDERICKSBURG RD. (39,738 VPD)

WURZBACH RD. (39,041 VPD)

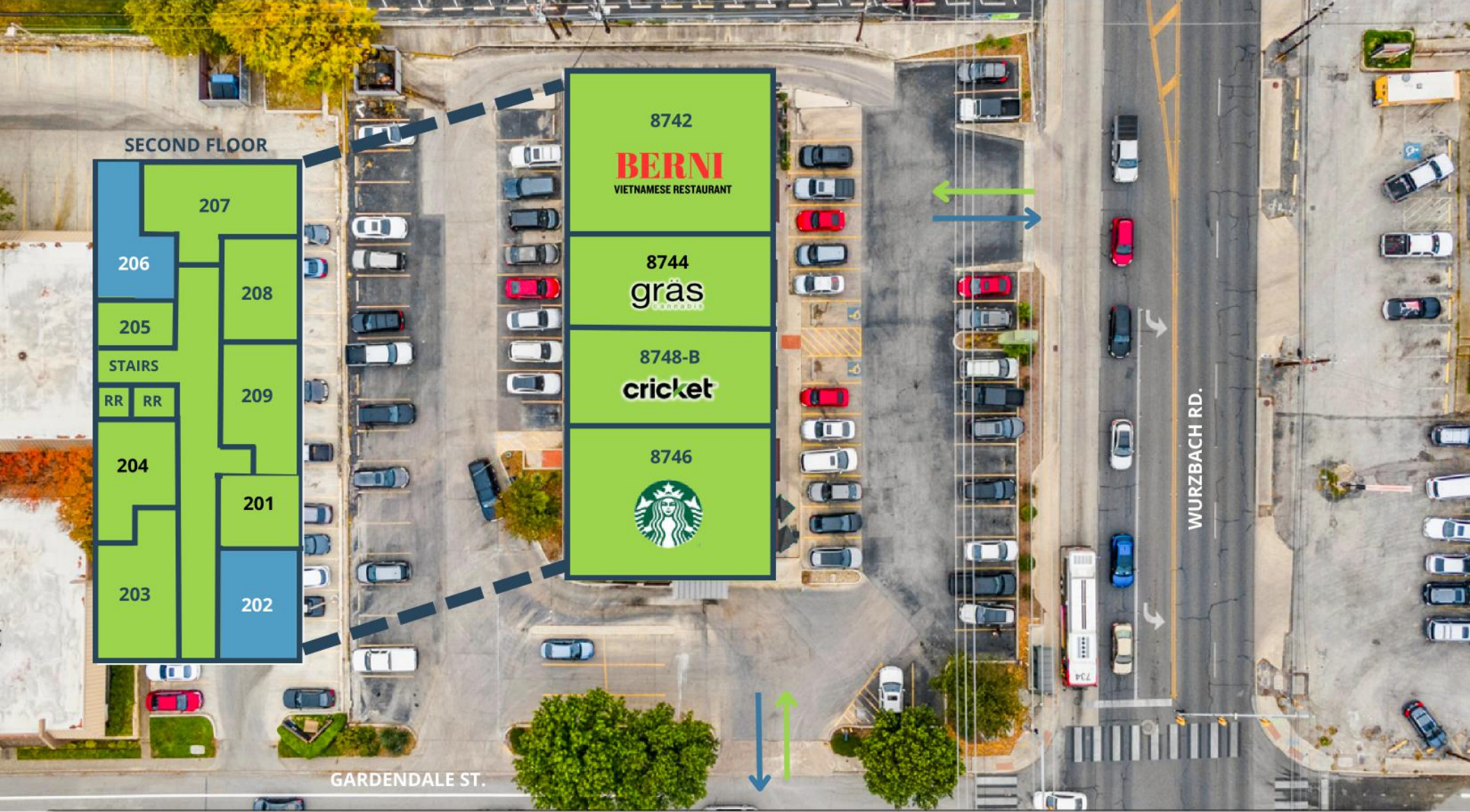


**FORESITE**<sup>®</sup>  
COMMERCIAL REAL ESTATE

Kindred Hospital  
San Antonio

# 8746 WURZBACH RD.

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

Suite Number	SF	Condition
202	1,122	Office - 2nd floor
206	1,020	Office - 2nd floor



