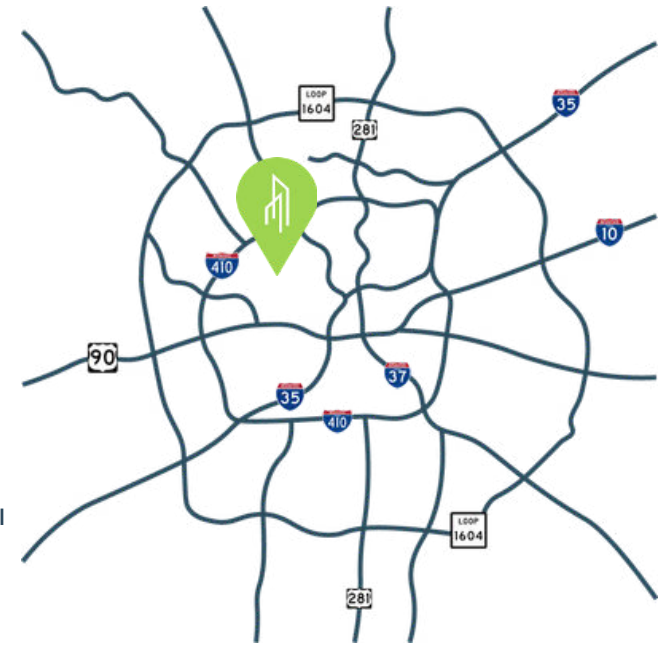


SPACE AVAILABLE

BANDERA SQUARE

451 BANDERA ROAD | SAN ANTONIO, TX

BANDERA SQUARE IS LOCATED AT THE HEAVILY TRAVELED INTERSECTION OF BANDERA ROAD AND CINCINNATI AVENUE. This intersection is one half mile from both the Walmart and the area H-E-B and has a traffic light to control the traffic flow. The center has awesome visibility as well as a great street presence. Recently renovated and located in one of San Antonio's most densely populated yet underserved trade areas.



JOE HOUSTON
ASSOCIATE
(512) - 856 - 4861
JHOUSTON@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

This center is surrounded by San Antonio's most densely populated neighborhoods. It also offers great access and visibility at an affordable rate.

”

J.Houston

BANDERA SQUARE

451 BANDERA ROAD SAN ANTONIO TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,568	176,963	379,803
Total Households	5,708	57,153	137,125
Household Income	\$56,208	\$47,671	\$54,745
Median Age	34.1	34.5	34.6

DESIRED USES

- Veterinary Practice
- Restaurant
- Discount Store
- Dentist

PROPERTY INFORMATION

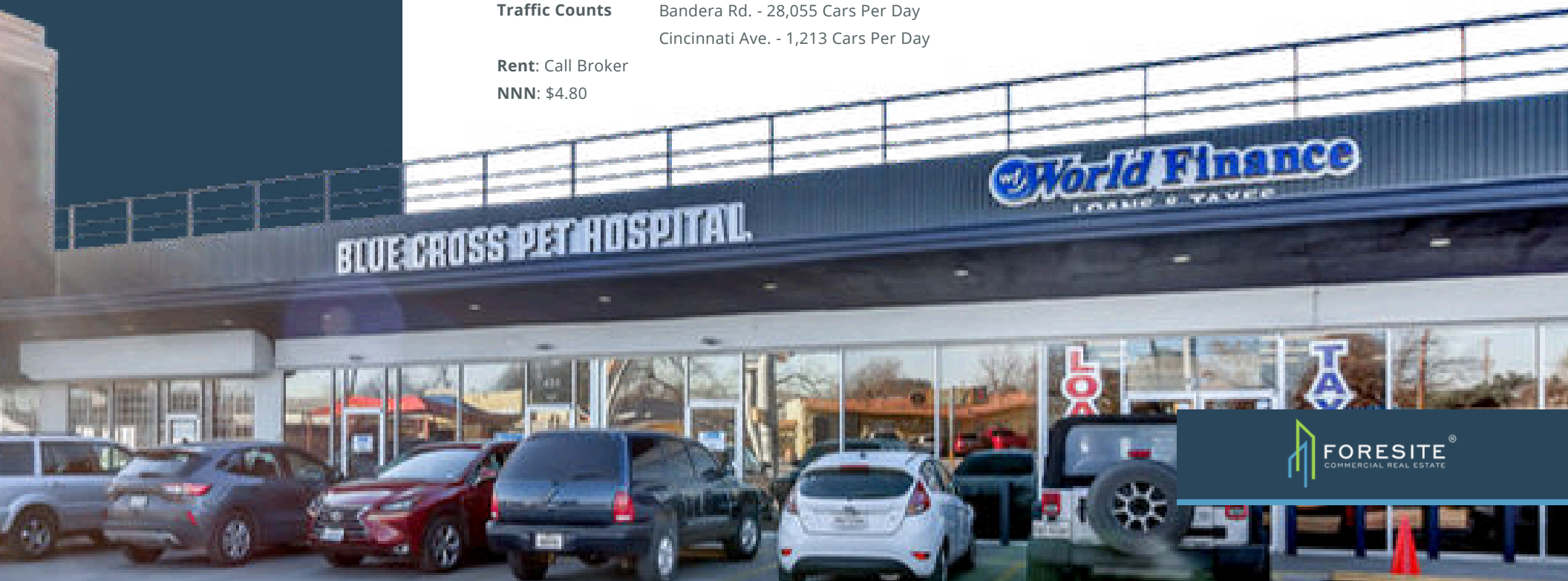
Traffic Counts Bandera Rd. - 28,055 Cars Per Day
Cincinnati Ave. - 1,213 Cars Per Day

Rent: Call Broker

NNN: \$4.80

PROPERTY HIGHLIGHTS

- 1 High Visibility** on Bandera Road and Cincinnati Dr. offers tenants excellent advertising potential
- 2 Lots of parking** in the extra lot on Bandera Road adjacent to the property.
- 3 Dense Demographics** with over 176,000 in a 3 mile radius.



BANDERA SQUARE

SAN ANTONIO, TX



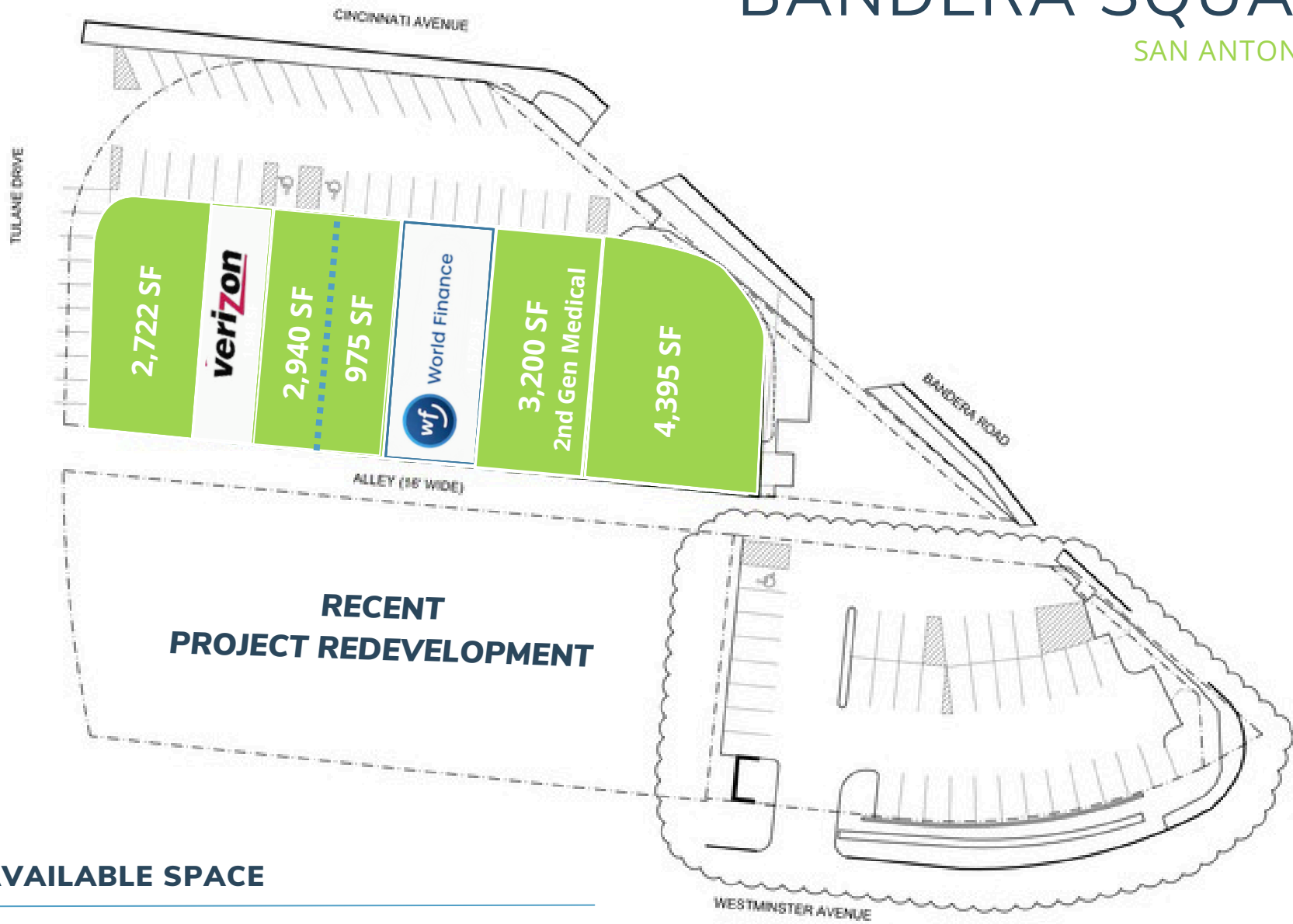
PROPERTY DESCRIPTION

- Remodeled Unique Building
- Controlled Intersection on Bandera Road
- Above-average visibility
- Generous Parking
- Approx. 400,000 residents in a 5 mile radius
- Near St. Mary's University



BANDERA SQUARE

SAN ANTONIO, TX

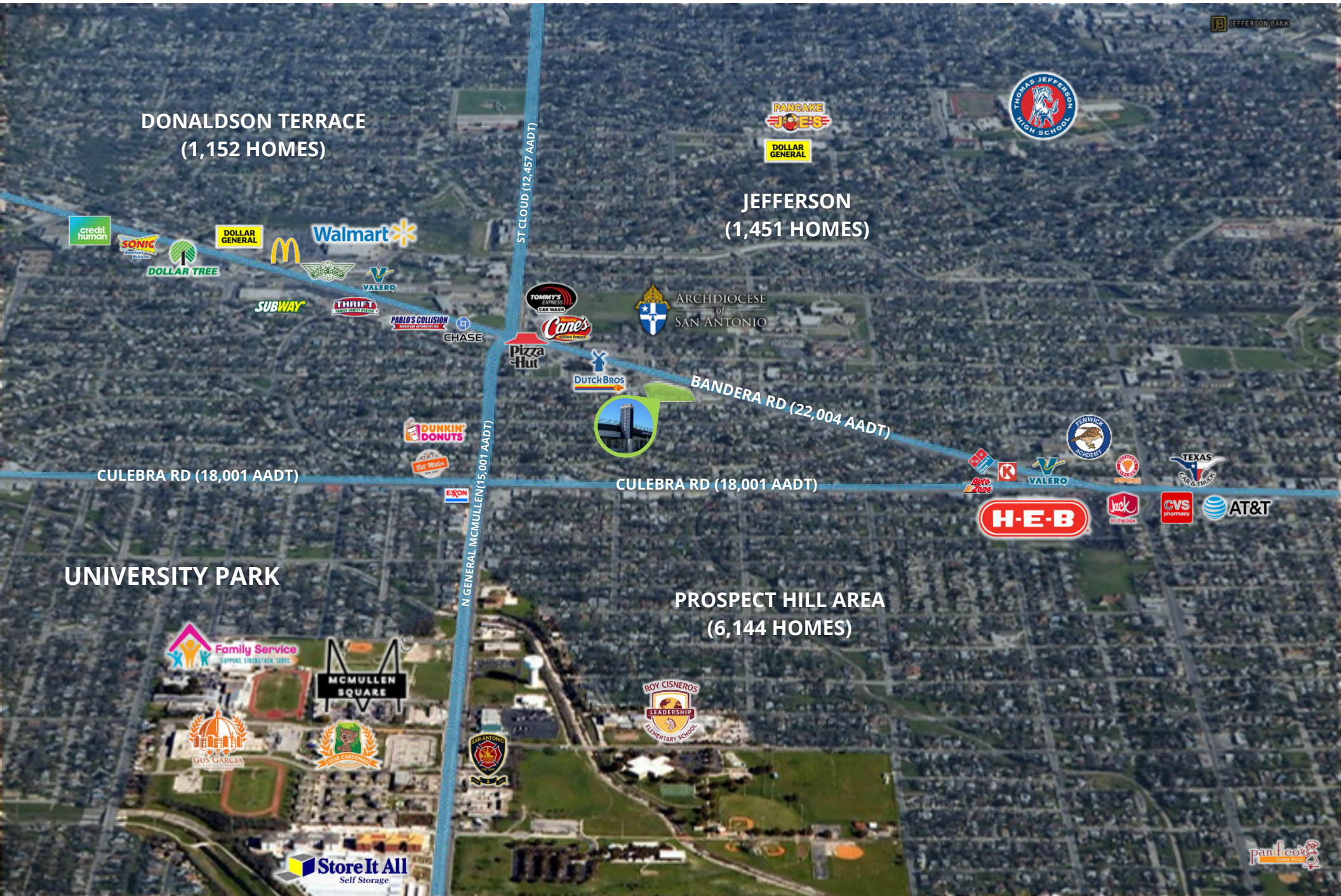


AVAILABLE SPACE

SF	Condition
2,722 sf	Shell
975 - 3,915 sf	Shell
3,200 sf	2nd Generation medical
4,395 sf	Shell

BANDERA SQUARE

SAN ANTONIO, TX



DONALDSON TERRACE
(1,152 HOMES)

JEFFERSON
(1,451 HOMES)

UNIVERSITY PARK

PROSPECT HILL AREA
(6,144 HOMES)

ST CLOUD (12,457 AADT)

N GENERAL MCMULLEN (15,001 AADT)

BANDERA RD (22,004 AADT)

CULEBRA RD (18,001 AADT)

CULEBRA RD (18,001 AADT)

JEFFERSON BANK

panico's
BOULDER BREAD

