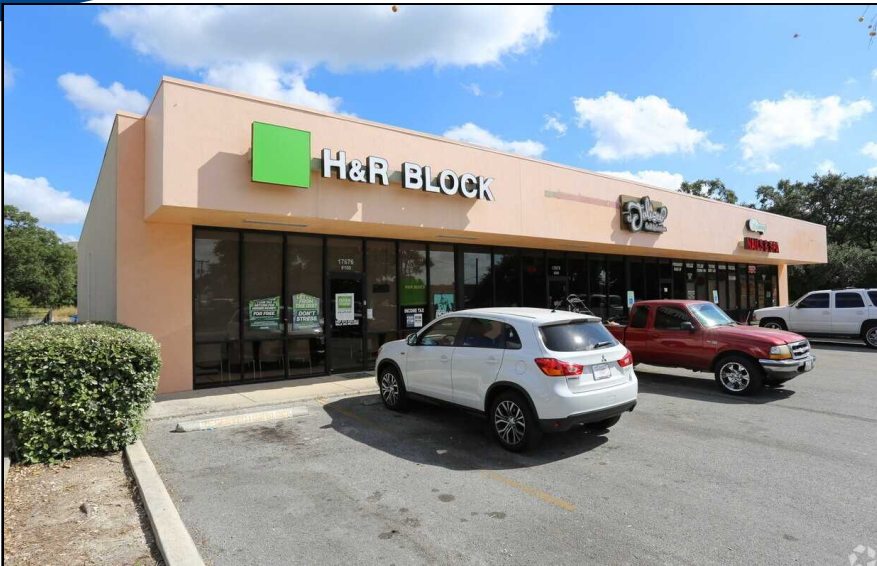


PREMIER RETAIL OPPORTUNITY IN NORTH SAN ANTONIO

17676 Blanco Road, San Antonio, TX 78232

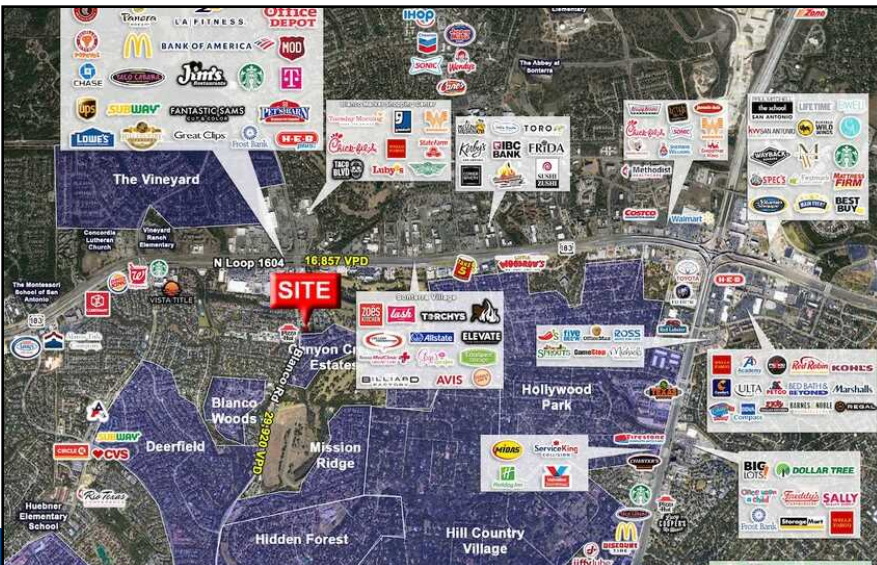
Exceptional Exposure • Strong Traffic • Established Shopping Center



Available Suites: 1,320 SF & 1,600 SF
Price: \$24.89 PSF + NNN

Property Highlights

- Flexible Open-Concept Layouts
- Excellent Visibility Along Blanco Road
- Established Shopping Center with Diverse Tenant Mix
- Strong Customer Traffic from Adjacent Tenants
- High Daily Traffic Counts
- ADA-Compliant Restrooms
- Ideal for Retail, Medical, Professional Office, Fitness, Salon & Service Businesses
- Contact Sean Ferris (210-428-0204) for more information



Sean Ferris, CCIM
210-824-3323
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SEAN FERRIS, CCIM

O: 210-824-3323

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sferris@pfproperties.net

PROPERTY SUMMARY

17676 Blanco Road | San Antonio, TX 78232

03



Property Summary

Available SF:	1,320 SF & 1,600 SF
Price:	\$24.89 PSF + NNN
Type:	Shopping Center

Property Overview

Blanco Road Business Center offers an outstanding retail leasing opportunity in one of North Central San Antonio's established commercial corridors. With two flexible suites ranging from 1,320 SF to 1,600 SF, the property is well suited for a variety of retail, office, medical, and service-oriented businesses. Open floor plans, ADA-compliant restrooms, and an established tenant mix create an ideal environment for businesses seeking a professional, high-visibility location with strong customer traffic.

Location Overview

Situated along Blanco Road in North Central San Antonio, Blanco Road Business Center benefits from excellent visibility and convenient access to the surrounding residential and commercial communities. The property's established tenant mix, significant foot traffic, and high traffic counts provide businesses with valuable exposure and a steady flow of potential customers, making it an attractive destination for retailers and service providers alike.

PROPERTY PHOTOS

17676 Blanco Road | San Antonio, TX 78232

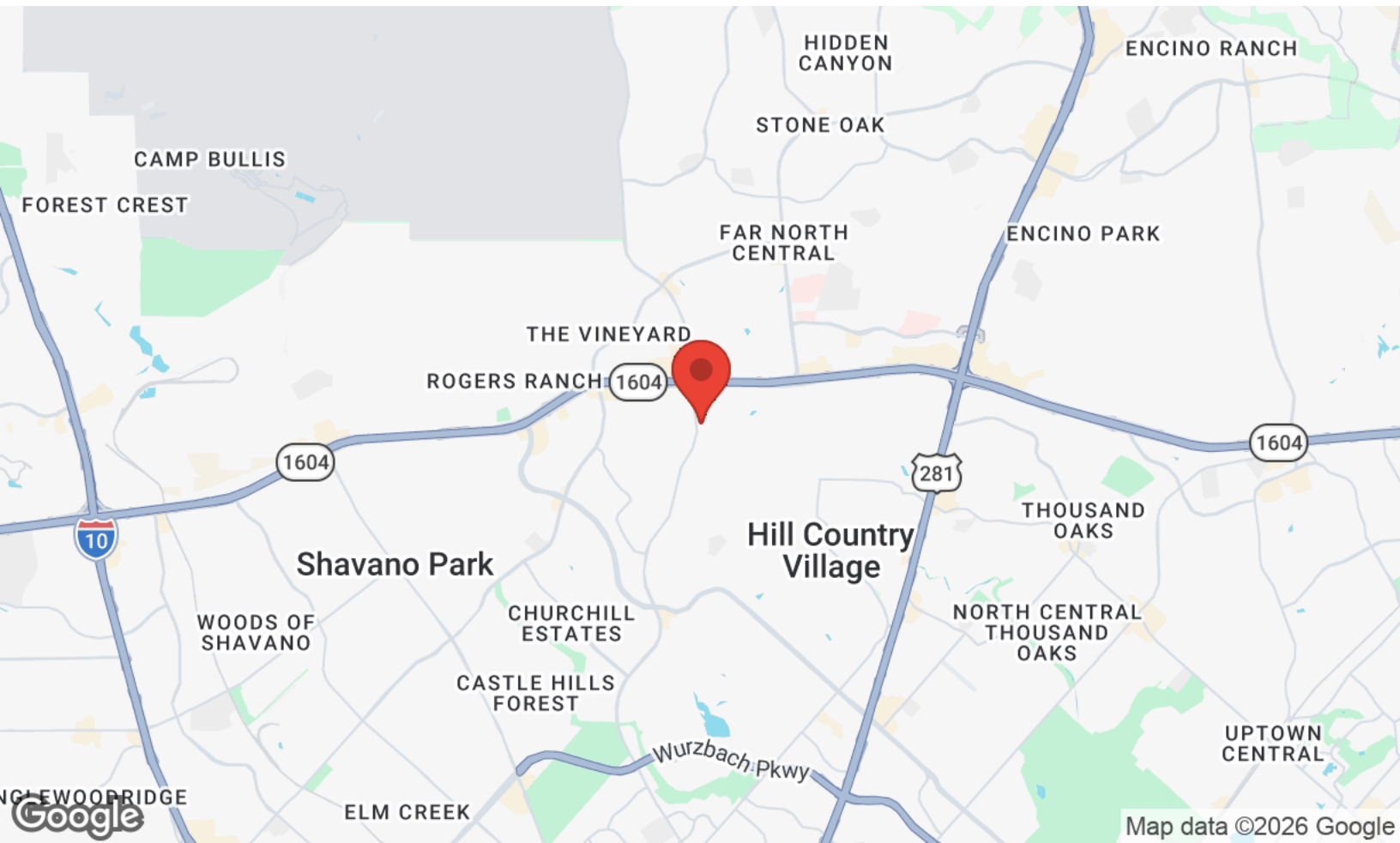
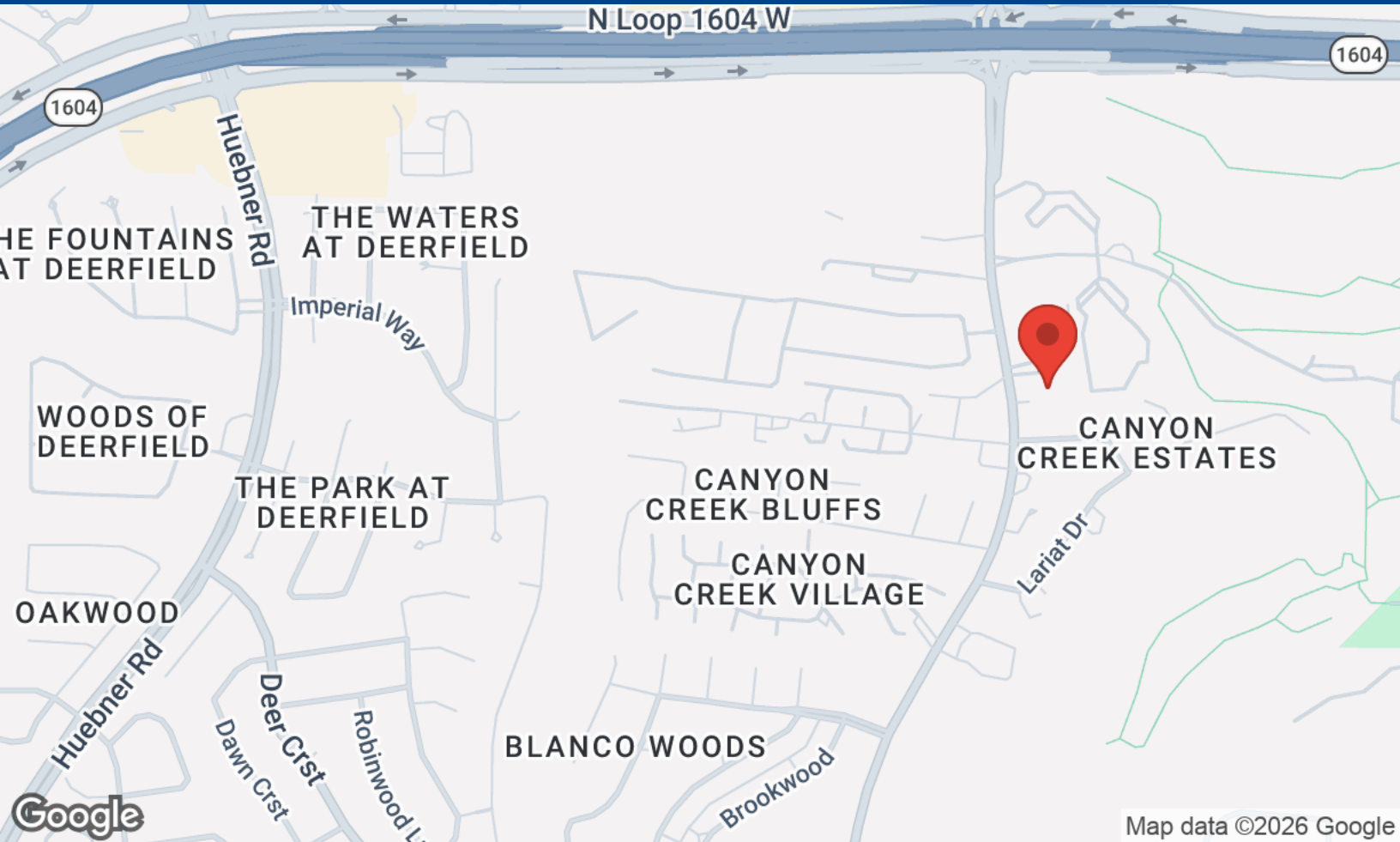
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LOCATION MAPS

17676 Blanco Road | San Antonio, TX 78232

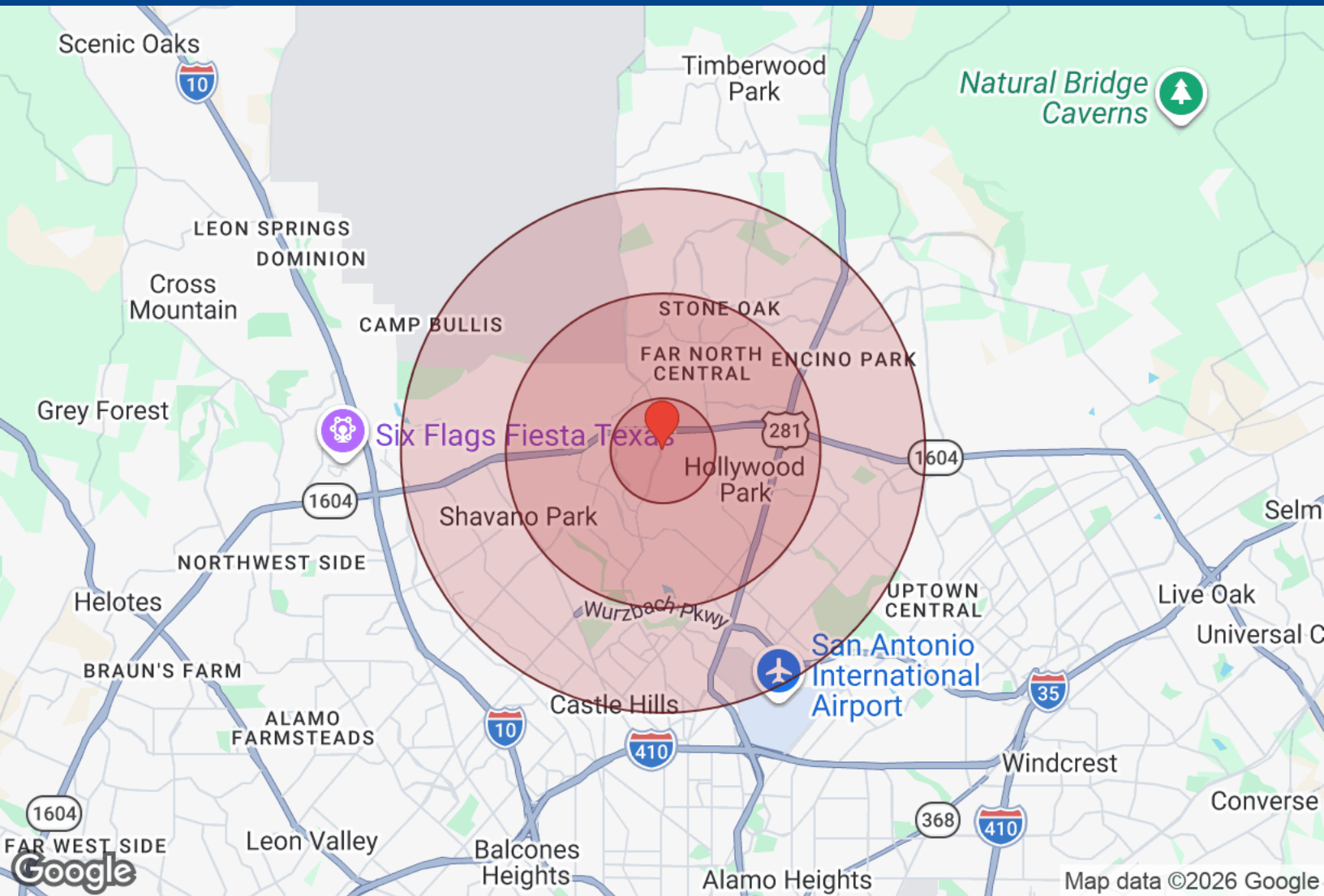
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DEMOGRAPHICS

17676 Blanco Rd, San Antonio, 78232
17676 Blanco Road | San Antonio, TX 78232

06



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,682	35,414	97,360
Female	5,114	37,477	102,936
Total Population	9,796	72,891	200,297
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,445	31,052	78,056
Black	565	4,140	13,500
Am In/AK Nat	13	102	260
Hawaiian	4	44	180
Hispanic	4,127	31,511	91,496
Asian	445	4,373	12,278
Multiracial	183	1,545	4,166
Other	14	124	361
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,867	34,297	93,436
Occupied	4,479	31,772	86,322
Owner Occupied	2,236	17,667	46,216
Renter Occupied	2,243	14,105	40,106
Vacant	389	2,526	7,114

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,703	13,074	36,555
Ages 15 - 24	989	8,392	24,425
Ages 25 - 54	3,567	28,285	81,638
Ages 55 - 64	1,230	8,695	22,856
Ages 65+	2,308	14,444	34,822
Income	1 Mile	3 Miles	5 Miles
Median	\$109,338	\$112,326	\$96,717
Under \$15k	104	1,515	4,840
\$15k - \$25k	118	903	3,070
\$25k - \$35k	131	1,271	5,013
\$35k - \$50k	279	2,327	8,163
\$50k - \$75k	654	4,804	13,366
\$75k - \$100k	751	3,539	10,024
\$100k - \$150k	810	5,285	14,699
\$150k - \$200k	364	3,869	9,298
Over \$200k	1,267	8,260	17,847



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



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 obligations 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 opinions and advice 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PF Properties

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(210)824-3323

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Sean Ferris

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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

