



Oaklawn Terrace

1320 W Oaklawn Dr, Pleasanton, TX 78064



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Oaklawn Terrace

\$18.00 /SF/YR

Established center on highly traveled W. Oaklawn (hwy 97). This area serves as the trade center for the majority of Atascosa County. The center is located in between two major grocery/retailers HEB and WalMart. Several long-term tenants are large customer draws - Security Service Federal Credit Union / Cafe Chris (very well known local cafe) / Domino's Pizza / Yummy Buffet / along with others. Behind the center Landlord has made available covered concrete parking for employees or customers....

- High traffic location
- Good mix of retail, restaurants, and healthcare services



Rental Rate:	\$18.00 /SF/YR
Total Space Available:	7,382 SF
Min. Divisible:	1,500 SF
Max. Contiguous:	3,691 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	2
Frontage:	430' on Oaklawn Dr
Gross Leasable Area:	23,205 SF
Walk Score ®:	42 (Car-Dependent)
Rental Rate Mo:	\$1.50 /SF/MO

1st Floor Ste E

Space Available	1,500 - 3,691 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1,500 sq ft space currently built-out as office space with reception/waiting area, 4 private office, kitchenette break area, large IT and supply closet (could easily be utilized as a 5th office), and single restroom. Landlord is willing demo space back to white box if new tenant requires a different use. Adjacent 2,191 sq ft is currently built out as medical space, but can be combined to accommodate a larger space (up to 3,691 sq ft).

1

1st Floor Ste F

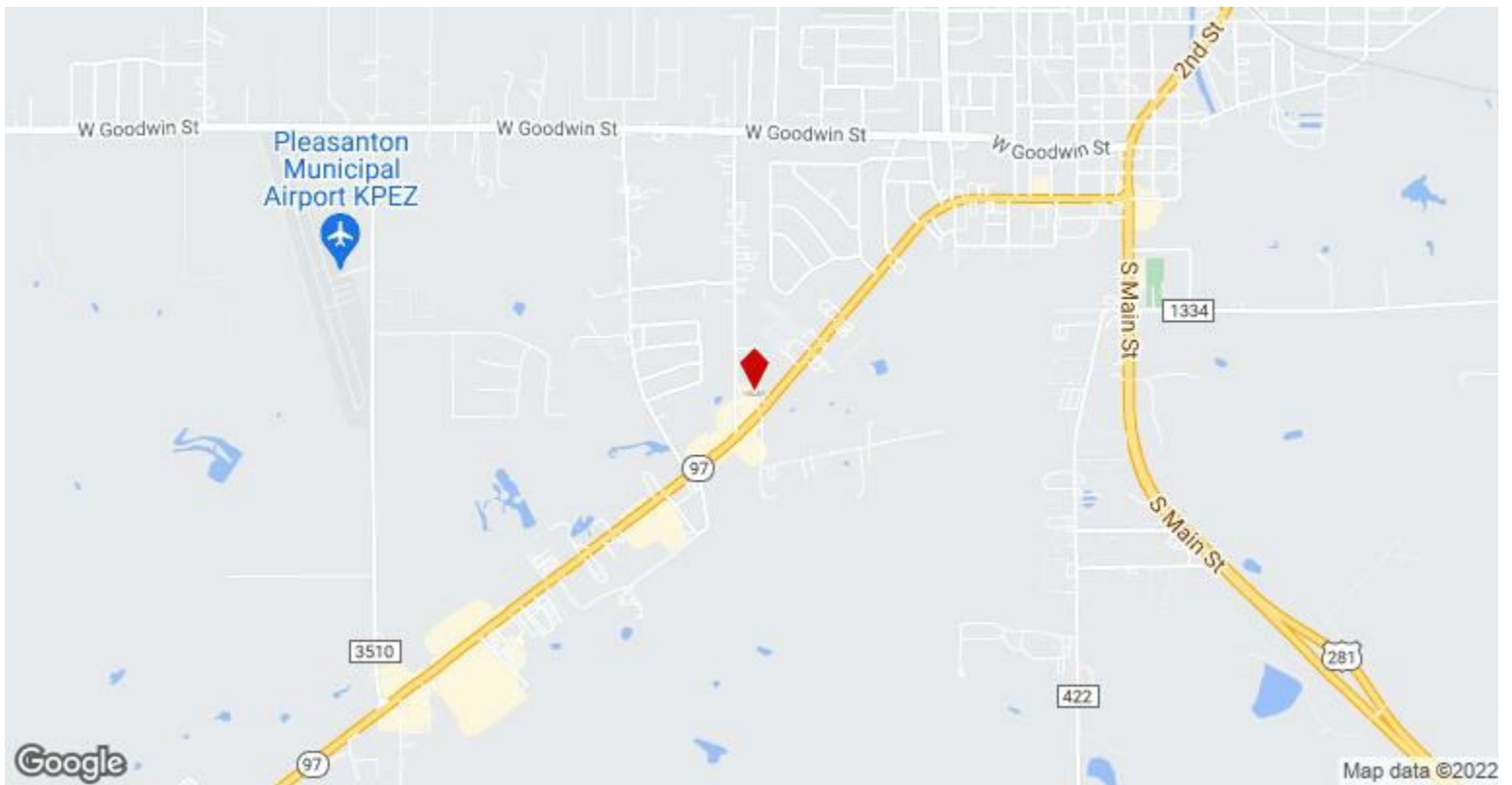
Space Available	2,191 - 3,691 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Healthcare
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Efficiently laid out 2,191 sq ft medical office in high traffic area w/ patient waiting area, clerical/nurses station, private exam rooms, restroom, and physicians office. Center also has covered parking in the rear of the building. Landlord can demo space back to white box if Tenant's use is not medical. Adjacent 1,500 sq ft is also available.

2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cafe Chris	-	
Domino's Pizza	-	
San Antonio Kidney Disease Center Physicians Group	-	
Security Service Federal Credit Union	-	
Yummy Buffet	-	November 2015



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