



12047 Potranco Rd, San Antonio, TX 78253

\$32/SF/YR

\$2.67/SF/MO

Shops at Exeter

Retail | 2 spaces available | 1,369 sq. ft. - 2,790 sq. ft.



Nick Anthony
210.849.9283

Listing Added: 07/26/2021

Listing Updated: 06/10/2024



Building Details

Property Type	Retail, Office	Subtype	Creative Office, Traditional Office, Retail, Barber, Lash
Tenancy	Multiple	Total Building SQFT	11,500
Minimum Divisible SQFT	1,369	Max Contiguous SQFT	2,790
Total Building Suites	8	Vacant SQFT	2,790
Class	A	Year Built	2022
Buildings	1	Stories	1
Total Parking Spaces	52	Power	Electric; Gas
Cross Street	Exeter Place Drive	Zoning	C/OCL

Building Description

☀ Prime Opportunity Awaits ☀

Join SWIG and HotWorx in this prime location!

Are you ready to seize an incredible business opportunity? Look no further than <http://12047potrancoforlease.com/> (<http://12047potrancoforlease.com/>)!

With just **two spaces left**, this is your chance to secure your spot in a thriving commercial hub.

Nestled just 1.25 miles west of Loop 1604 on Potranco Road, this strategically located property is a magnet for retailers and service firms eager to tap into the booming trade area. Boasting an impressive **35,000 VPD** (Vehicles Per Day), the property ensures maximum exposure, drawing in customers from Potranco Road and Exeter alike, including residents from the nearby Exeter Place Apartments (248 Units).

Crafted with meticulous attention to detail, this property features **best-in-class design** elements guaranteed to elevate your business. From elegant exterior stucco and masonry facades to inviting earth-tone colors and shell finish out, every aspect exudes sophistication and style.

Now is the time to stake your claim in this sought-after location. Whether you're envisioning a trendy restaurant, a sleek service-based office, or a chic boutique retail space, the possibilities are endless. Don't miss your chance to secure the **best position** selection by bringing your concept or business early. You'll be in good company with premier brands including SWIG, HotWorx, and Alamo Primary Care

☀ Opportunities Await:

Day Spa / Professional Offices / Retail

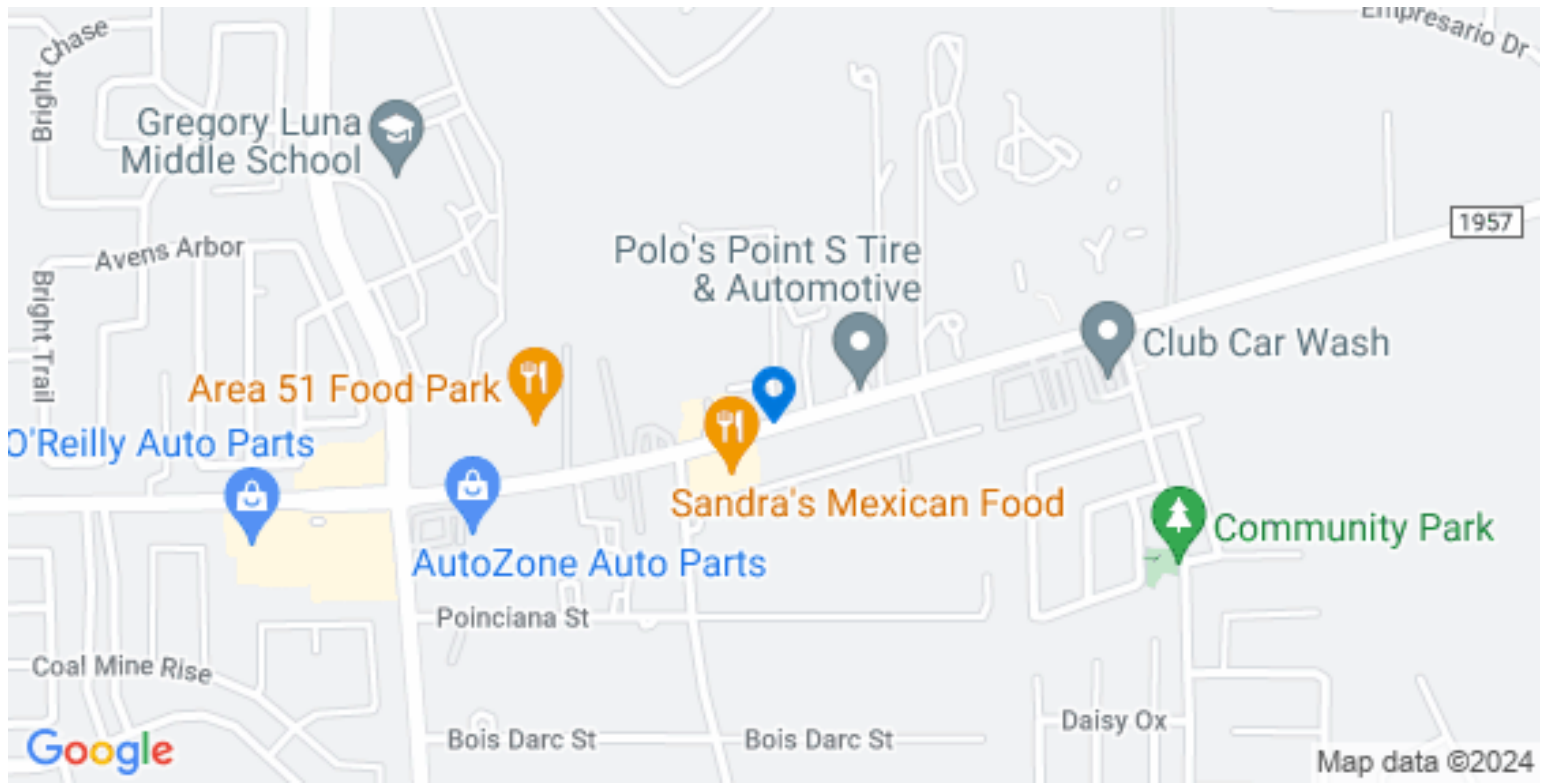
Retail: Sorry, No Vape or CBD - Join Us in Building a Diverse and Vibrant Community!

Don't let this opportunity slip through your fingers. Act now to make your mark in this dynamic commercial landscape! Visit <http://12047potrancoforlease.com/> (<http://12047potrancoforlease.com/>) for more details.

Building Highlights

- Attractive street appeal construction with stone, metal and masonry exterior
- Solid traffic count on Potranco
- Ease of ingress/egress off of Potranco and Exeter
- Strong residential and retail trade area

Building Location (1 Location)



Available Space 2 Details

Listing Type	Direct	Space Subtype	Creative Office,Traditional Office
RSF	1,421 SF	Rate (Per SF)	\$32 / SF / YR
Lease Type	NNN	Lease term	5+ years
Total CAM (Per SF/YR)	\$2.91	Expense Rate (Per SF/YR)	\$6.44
Total Rate (Per SF/YR)	\$41.35	Total Monthly Rent	\$4,896.34
Days on Market	1024 days		

Available Space 3 Details

Listing Type	Direct	Space Subtype	Creative Office,Traditional Office
RSF	1,369 SF	Rate (Per SF)	\$32 / SF / YR
Lease Type	NNN	Lease term	5+ years
Total CAM (Per SF/YR)	\$2.91	Expense Rate (Per SF/YR)	\$6.44
Total Rate (Per SF/YR)	\$41.35	Total Monthly Rent	\$4,717.16
Days on Market	1024 days		

Available Space 1 Details

End cap space with Drive Through and 1,500 gallon grease trap installed.

Listing Type	Direct	RSF	1,879 SF
Rate (Per SF)	undisclosed	Lease Type	NNN
Lease term	5+ years	Total Rate (Per SF/YR)	\$0
Total Monthly Rent	\$0	Days on Market	1024 days

Available Space 4-6 Details

Listing Type	Direct	RSF	3,591 SF
Lease Type	NNN	Lease term	5+ years
Days on Market	1024 days		

Available Space 7 Details

Listing Type	Direct	RSF	1,421 SF
Rate (Per SF)	undisclosed	Lease Type	NNN
Lease term	5+ years	Total CAM (Per SF/YR)	\$2.91
Expense Rate (Per SF/YR)	\$6.44	Total Rate (Per SF/YR)	\$9.35
Total Monthly Rent	\$1,107.1	Days on Market	749 days

Available Space 8 Details

Listing Type	Direct	RSF	1,834 SF
Lease Type	NNN	Lease term	5+ years
Days on Market	591 days		

Property Photos (10 photos)

