

# Garden Ridge

18875 Farm to Market Road 2252, San Antonio, TX 78266



## PROPERTY DESCRIPTION

**BUILDOUT COMPLETE!! READY FOR MOVE IN !** Experience the epitome of modern workspace at this exceptional property. Boasting thoughtfully designed office spaces with abundant natural light and high ceilings. The property offers a versatile environment for businesses of multiple sizes, with ample parking and easy access to major thoroughfares. Every aspect is meticulously crafted to elevate the tenant experience. Whether you're a growing startup or an established corporation, the property provides a contemporary setting to thrive and succeed.

## PROPERTY HIGHLIGHTS

- Building size: 8,983 SF
- Space A: 1,635 sq. ft. (Available)
- Space B: 1,997 sq. ft. (Available)

## OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	1,635 - 1,997 SF
Building Size:	8,983 SF

DEMOGRAPHICS	1.5 MILES	2.5 MILES	3.5 MILES
Total Households	1,148	5,129	13,183
Total Population	2,957	13,639	35,978
Average HH Income	\$147,816	\$131,824	\$125,074

### For More Information:

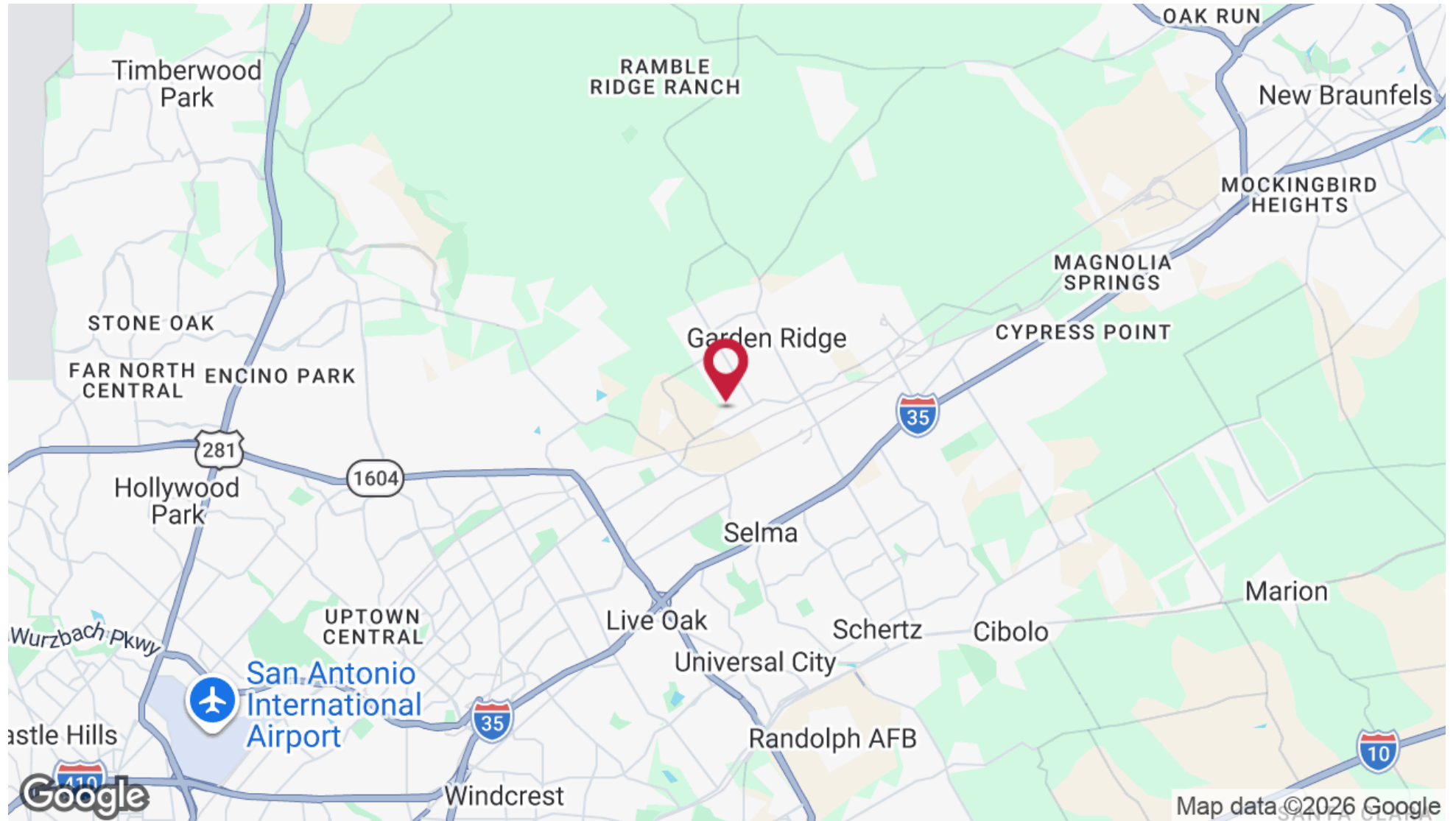
Jonathan Haag  
830.822.2548 | [jonathan@reliancecps.com](mailto:jonathan@reliancecps.com)

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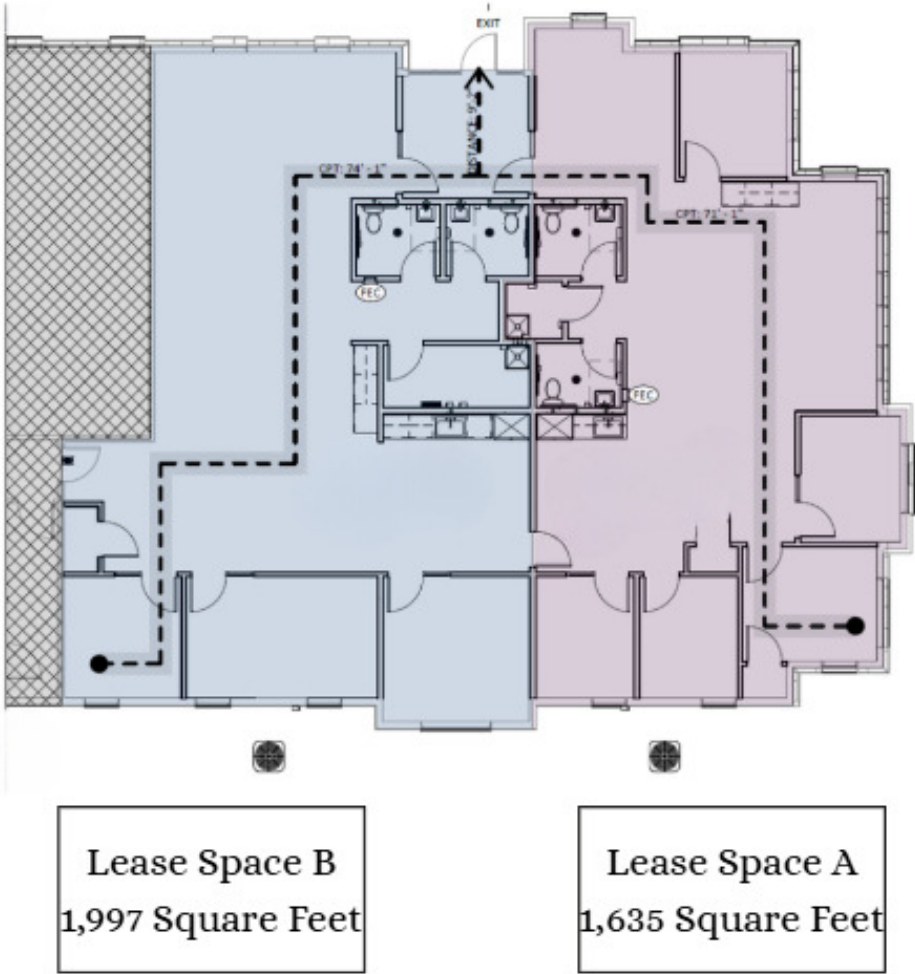
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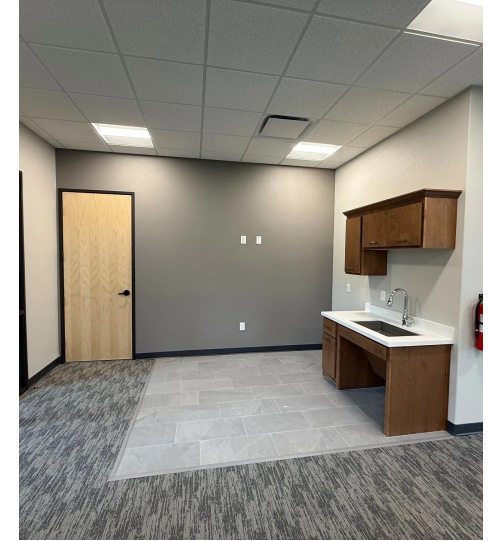
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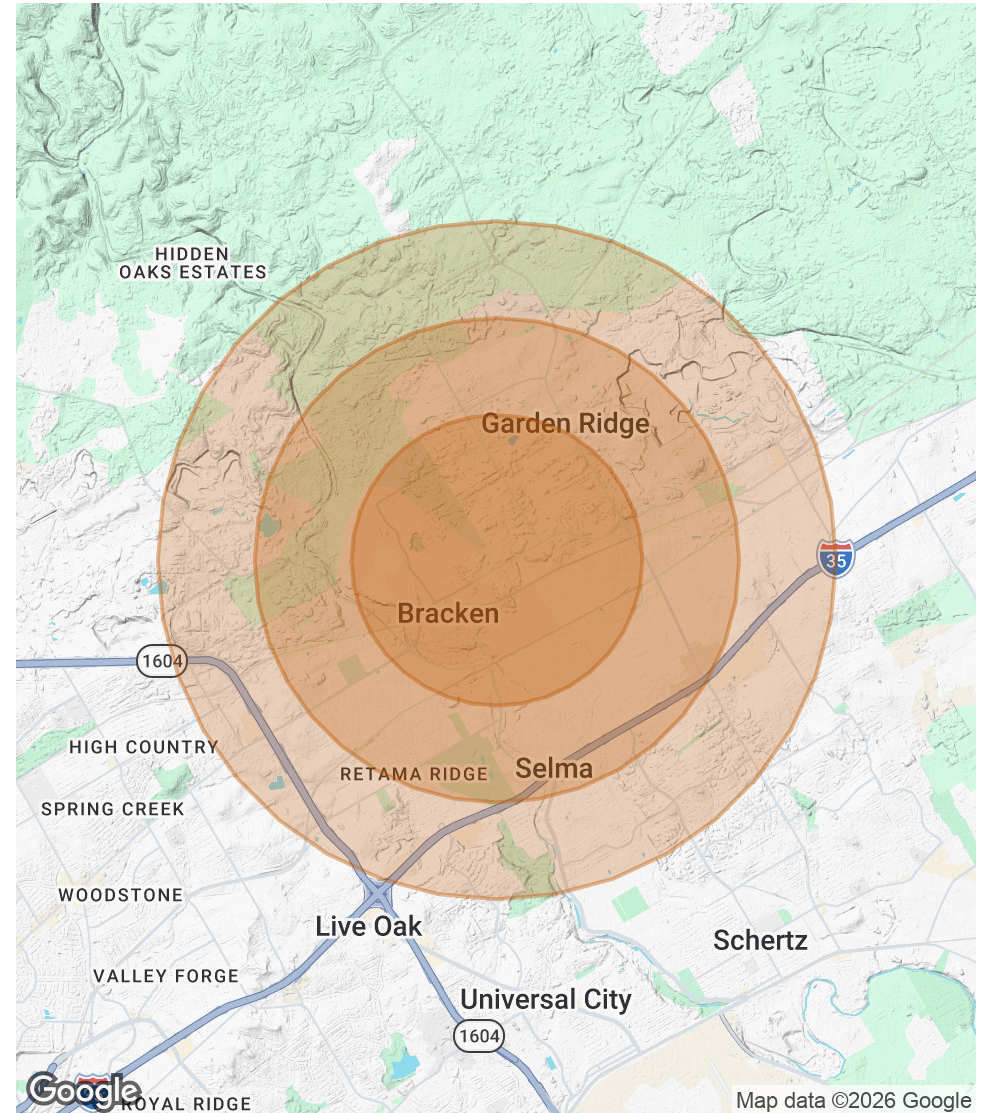
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POPULATION	1.5 MILES	2.5 MILES	3.5 MILES
Total Population	2,957	13,639	35,978
Average Age	46.2	38.3	38.1
Average Age (Male)	40.1	35.1	35.5
Average Age (Female)	50.1	41.6	40.2

HOUSEHOLDS & INCOME	1.5 MILES	2.5 MILES	3.5 MILES
Total Households	1,148	5,129	13,183
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$147,816	\$131,824	\$125,074
Average House Value	\$490,153	\$386,690	\$350,780

2023 American Community Survey (ACS)



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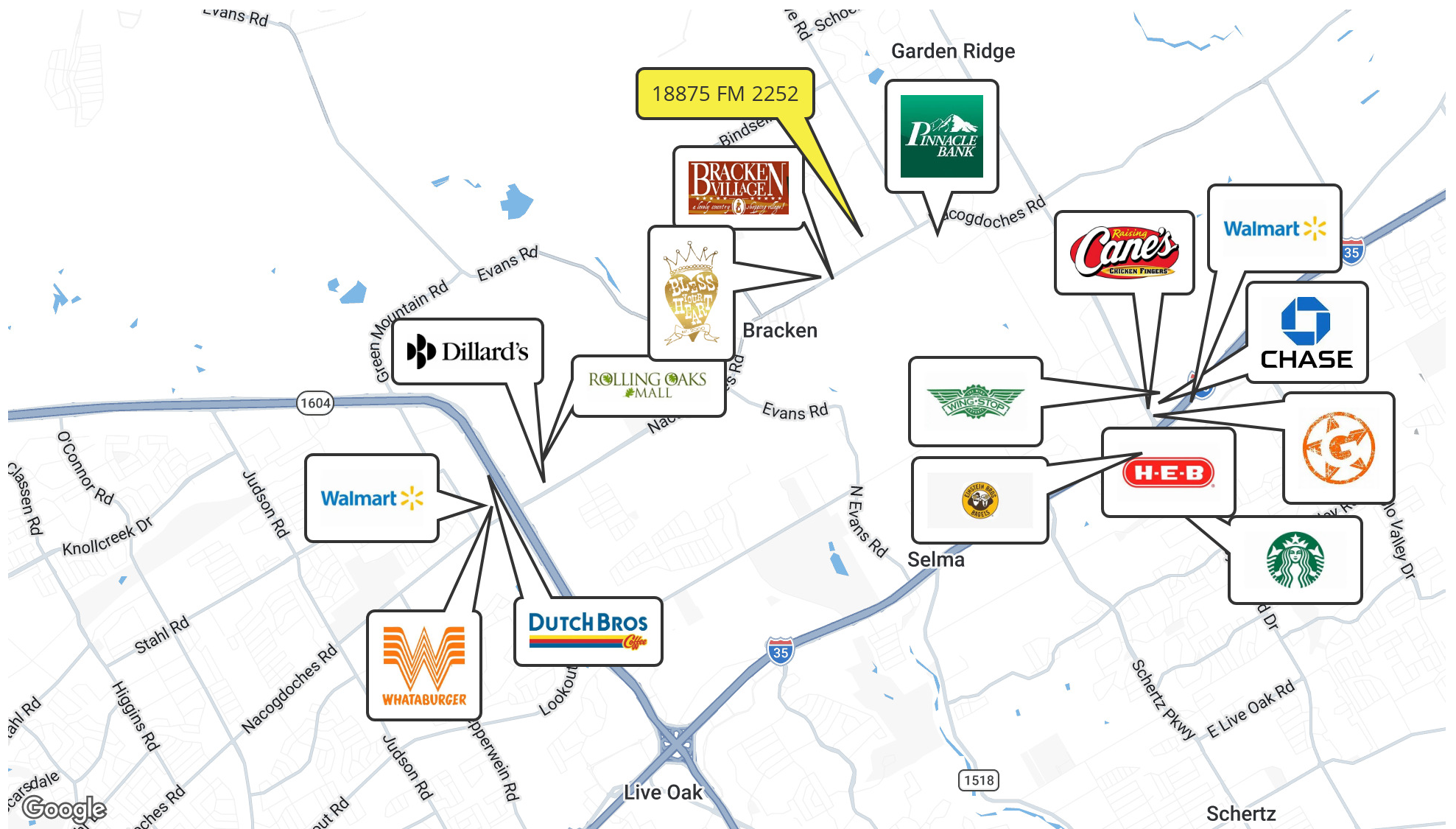
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