



# FOR LEASE



**6180 WALZEM RD**  
SEC OF WALZEM RD & WOODLAKE PKWY

**SAN ANTONIO, TEXAS**

**JAMES GRANT** Vice President  
james.grant@duwestrealty.com  
210.664.4236

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

2520 Broadway St, Suite 200 | San Antonio, Texas 78215  
**duwestrealty.com**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# 6180 WALZEM RD | SEC of Walzem Rd & Woodlake Pkwy, San Antonio, TX 78239

## OVERVIEW

- 2,261 SF free-standing building on 1.03 AC for Lease
- Located on the hard corner, signalized interseciton of Walzem Rd and Woodlake Pkwy for lease
- Plentiful parking (6.63/1,000 SF)
- C-2 Zoning
- Pylon Sign
- Call for Info & Price

## TRAFFIC COUNTS

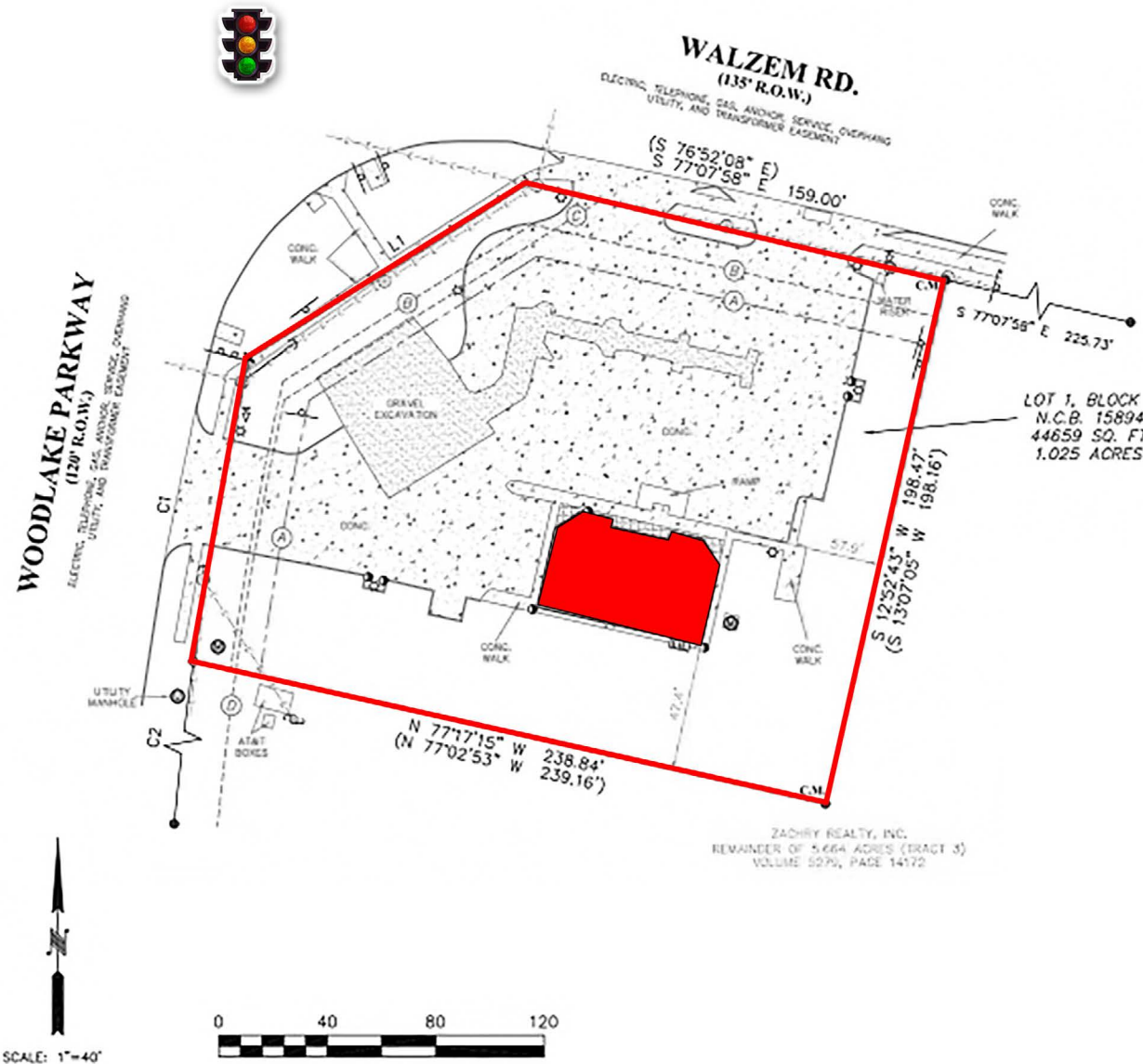
Walzem Rd: 22,189 VPD

Woodlake Pkwy: 29,130 VPD

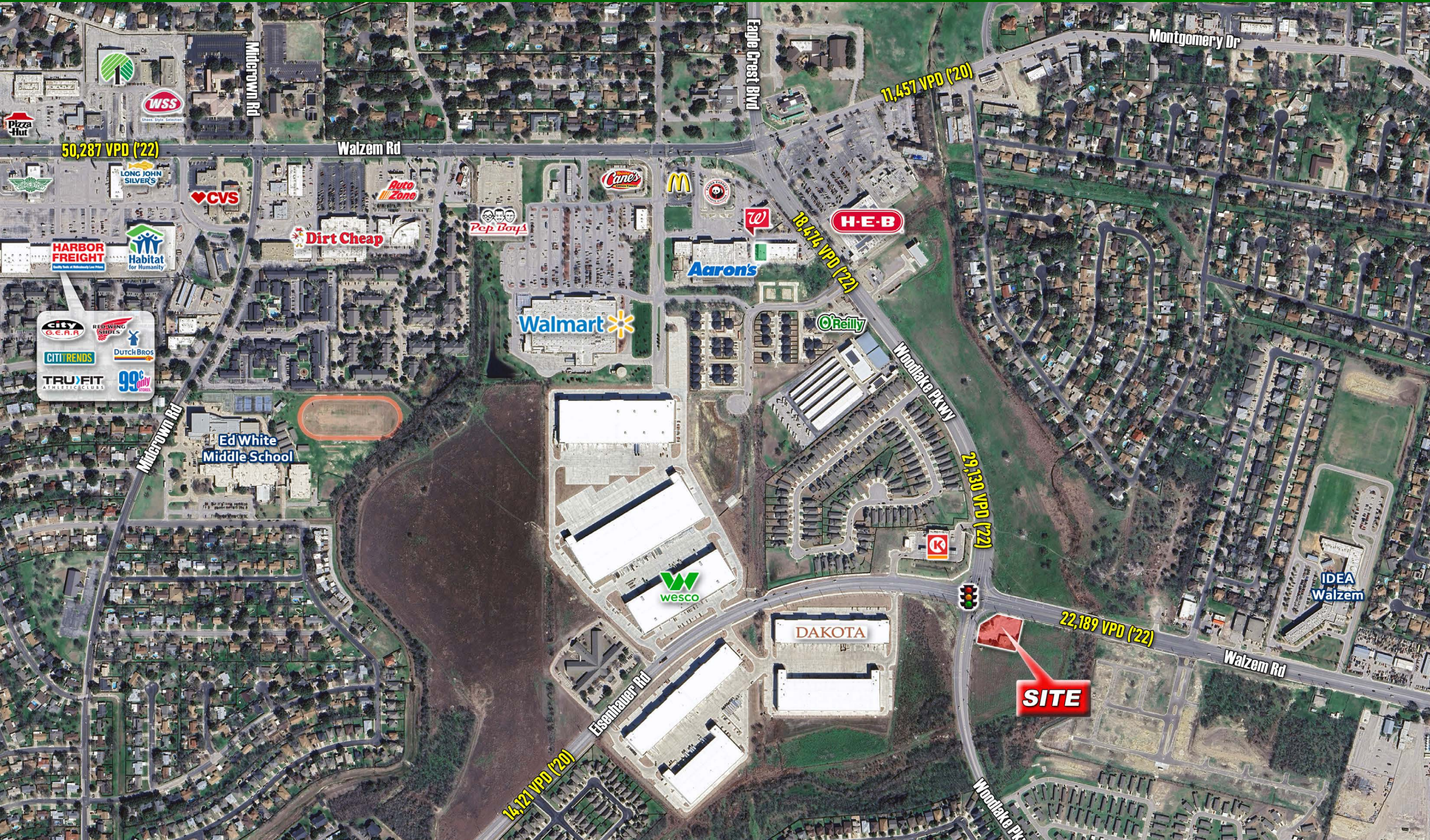
(TXDOT 2022)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	18,033	118,719	318,088
Households	5,966	41,853	99,964
Daytime Pop.	11,591	109,209	360,078
Avg HH Income	\$87,984	\$84,082	\$85,652



# 6180 WALZEM RD | SEC of Walzem Rd & Woodlake Pkwy, San Antonio, TX 78239



6180 WALZEM RD | SEC of Walzem Rd & Woodlake Pkwy, San Antonio, TX 78239

