

FOR LEASE

3115 NW Loop 410
San Antonio, TX 78230

±11,149 SF AVAILABLE | SHOW ROOM WITH OFFICE & WAREHOUSE SPACE



SUMMARY

Property Specs

LEASE RATE	\$15 PSF/Yr
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TOTAL SF	±11,149 SF
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TYPE	Industrial Office/Retail Warehouse
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- Show Room with office & warehouse space.
- Loop 410 Signage
- 3,680 SF showroom
- 1,522 SF office, counter, part storage
- 3,120 SF warehouse
- 2,827 Mezzanine
- **11,149 SF Total**



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	21,538	137,880	343,005
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	10,218	63,558	150,786
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$68,019	\$77,706	\$84,883

Traffic Counts

STREET	AADT
Connally Loop	186,563
Windlake Drive	5,199

Cities Nearby

Austin, Texas	79.5 miles
Waco, Texas	180 miles
Houston, Texas	197 miles
Fort Worth, Texas	268 miles
Dallas, Texas	273 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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