



FOR LEASE

6050 Ingram Road
San Antonio, TX 78238

±4,100 SF AVAILABLE | RETAIL

SUMMARY

Property Specs

LEASE RATE	Contact Agent
AVAILABLE SF	Suite 6000 ±2,000 SF Suite 6014 ±2,100 SF
TYPE	Retail
ZONING	C-2/C-3
TAX ID	1304611 , 1304610

- High-Traffic Center Anchored by Poco Loco Grocery. Positioned at the busy SW corner of Ingram & Callaghan, this retail hub sits in a densely populated trade area with excellent access to Loop 410 — making it a prime spot for daily consumer traffic.
- Join a Busy Grocery-Anchored Center Poco Loco-anchored center at the SWC of Ingram & Callaghan
- Dense residential rooftops drive strong daily traffic
- Excellent access to Loop 410 and major surface streets
- Ideal for retail, service, and neighborhood-focused businesses
- Spaces available – secure your spot today!

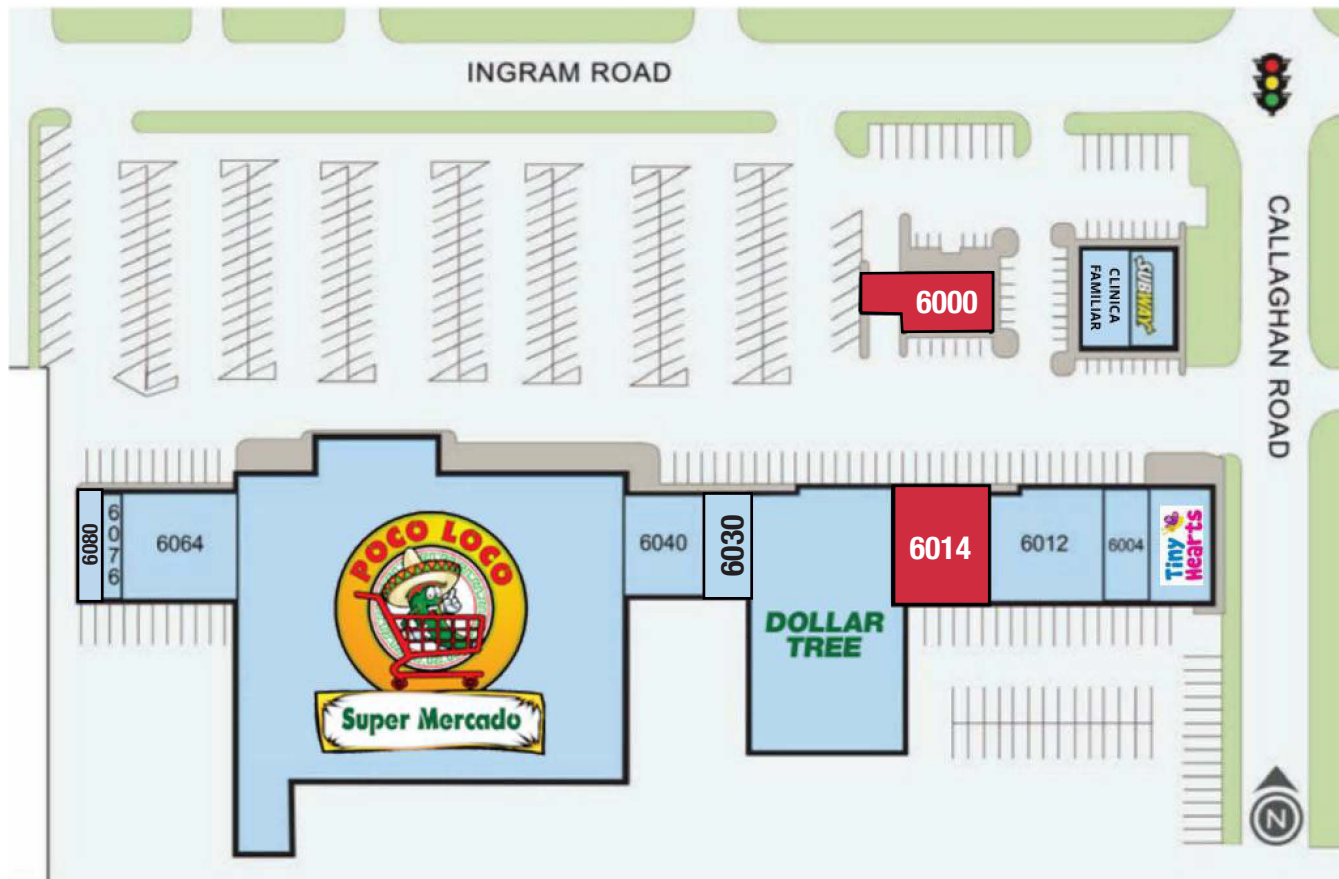


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SITE PLAN



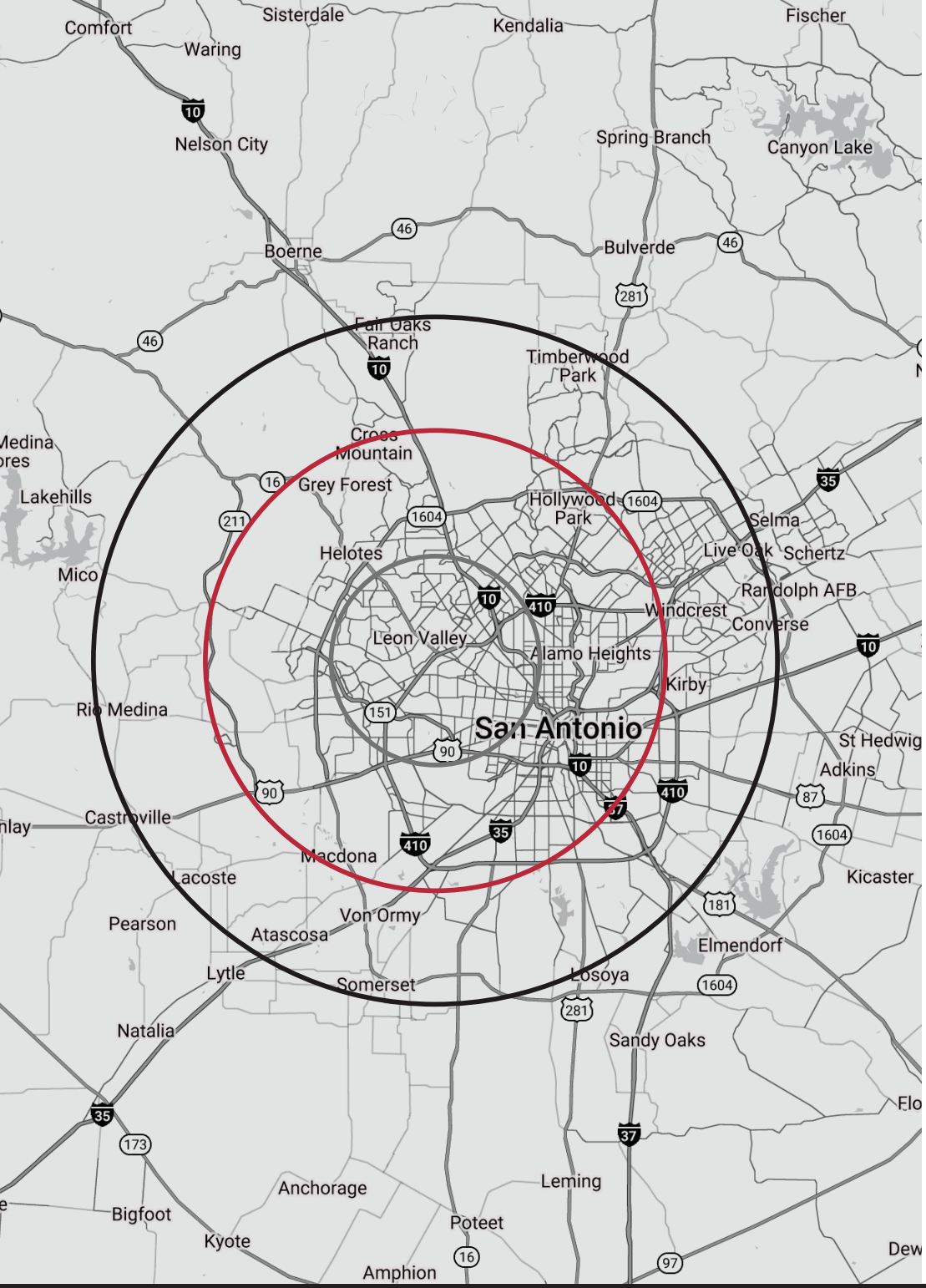
SPACE	TENANT	SF
6000	AVAILABLE	2,000
6002	Tiny Hearts Academy	1,200
6004	US Nails	1,066
6012	Vogue Beauty Academy	1,492
6014	AVAILABLE	2,100
6020	Dollar Tree	1,152
6021	Subway	1,152
6030	Leased	1,472
6031	Clinica Familiar	800
6040	PLS	1,644
6050	Poco Loco Super Mercado	1,152
6064	Aqua Dental	1,152
6076	Fred Loya Insurance Agency	1,472
6080	Total Wireless	1,100

PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	15,291	117,252	354,870
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,905	46,874	141,263
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$70,056	\$71,882	\$75,203

Traffic Counts

STREET	AADT
Ingram Road	15,566
Callaghan Road	18,893

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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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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