



# FOR LEASE

9638 Potranco Road  
San Antonio, TX 78251

● Potranco Dugas Shopping Center |  $\pm 7,936$  SF

**$\pm 2,078$  SF AVAILABLE | RETAIL**

Property Specs

|                 |                               |
|-----------------|-------------------------------|
| LEASE RATE      | Please Contact Agent          |
| NNN EXPENSES    | Approximately \$12.83/SF/Year |
| TOTAL AVAILABLE | Suite 102   ±2,078 SF         |
| TOTAL GLA       | ±7,936 SF                     |
| LEASE TERM      | 3-5 Years                     |
| TYPE            | Retail I Neighborhood Center  |
| ZONING          | C-2                           |

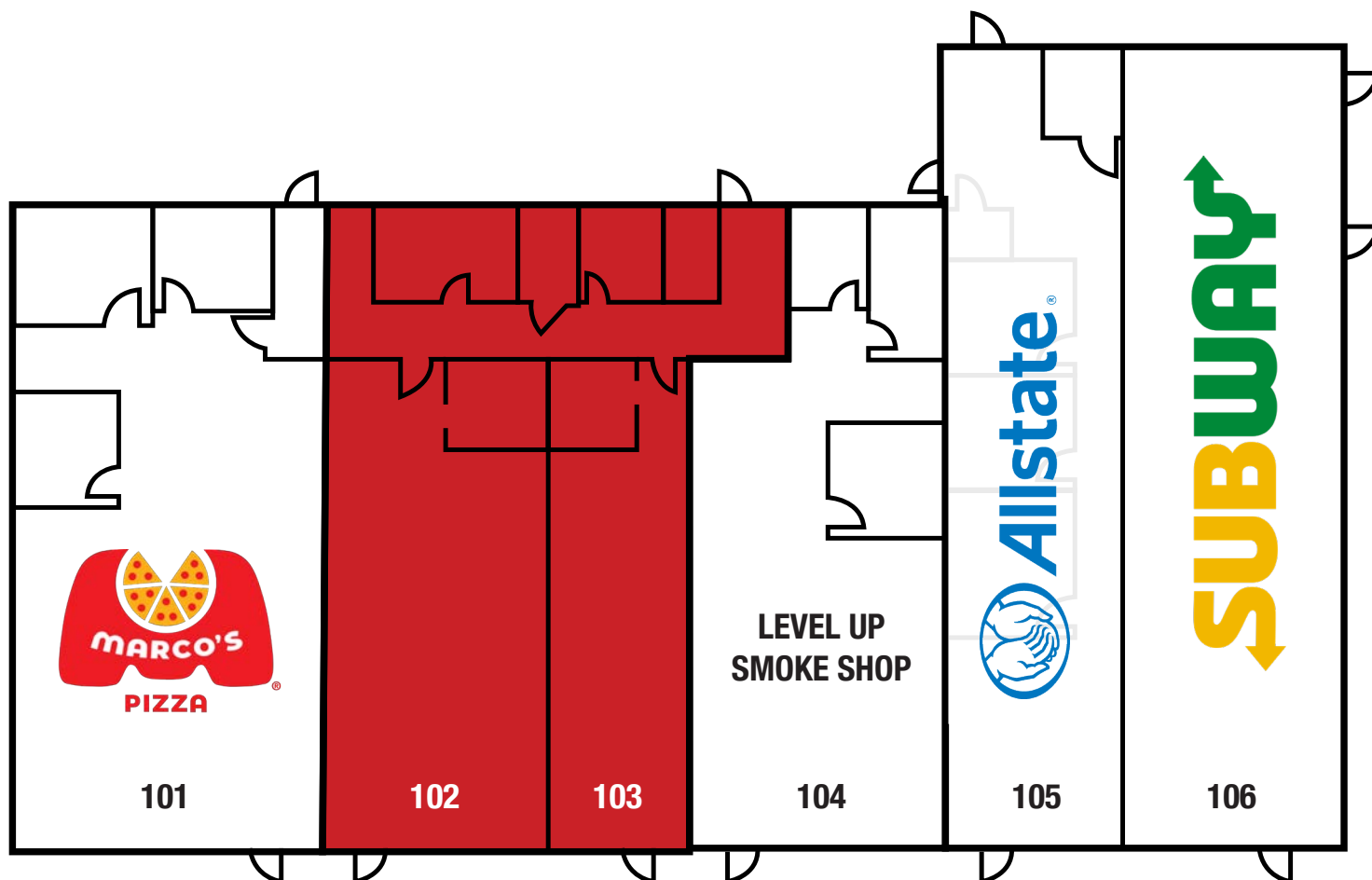


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SUMMARY

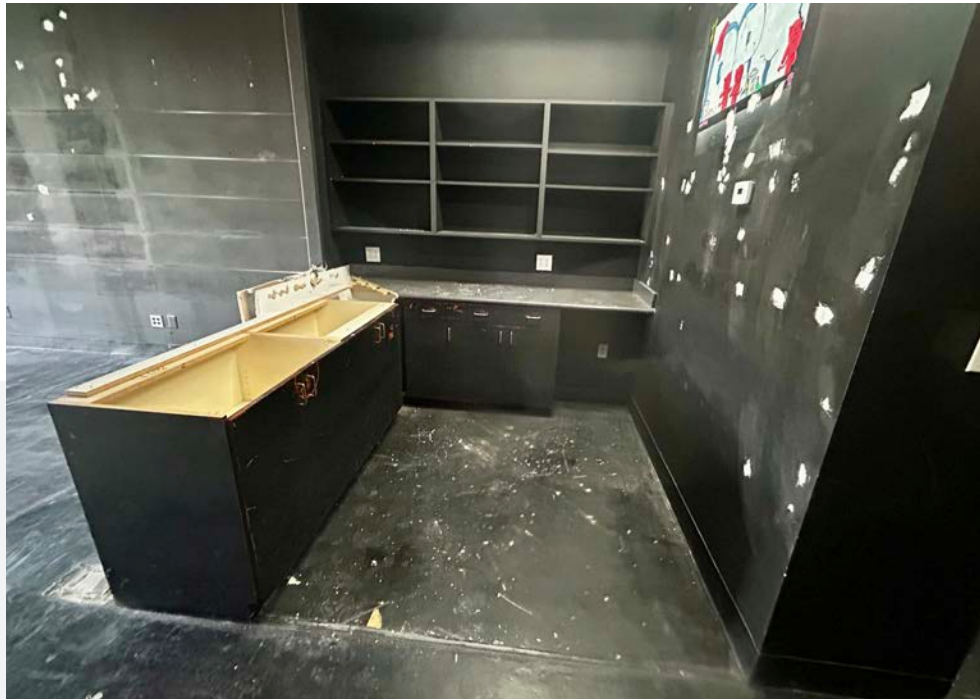
# SITE MAP



| SPACE          | TENANT              | SF           |
|----------------|---------------------|--------------|
| 101            | Marco's Pizza       | 1,735        |
| <b>102-103</b> | <b>AVAILABLE</b>    | <b>2,078</b> |
| 104            | Level Up Smoke Shop | 1,400        |
| 105            | Allstate            | 1,223        |
| 106            | Subway              | 1,500        |

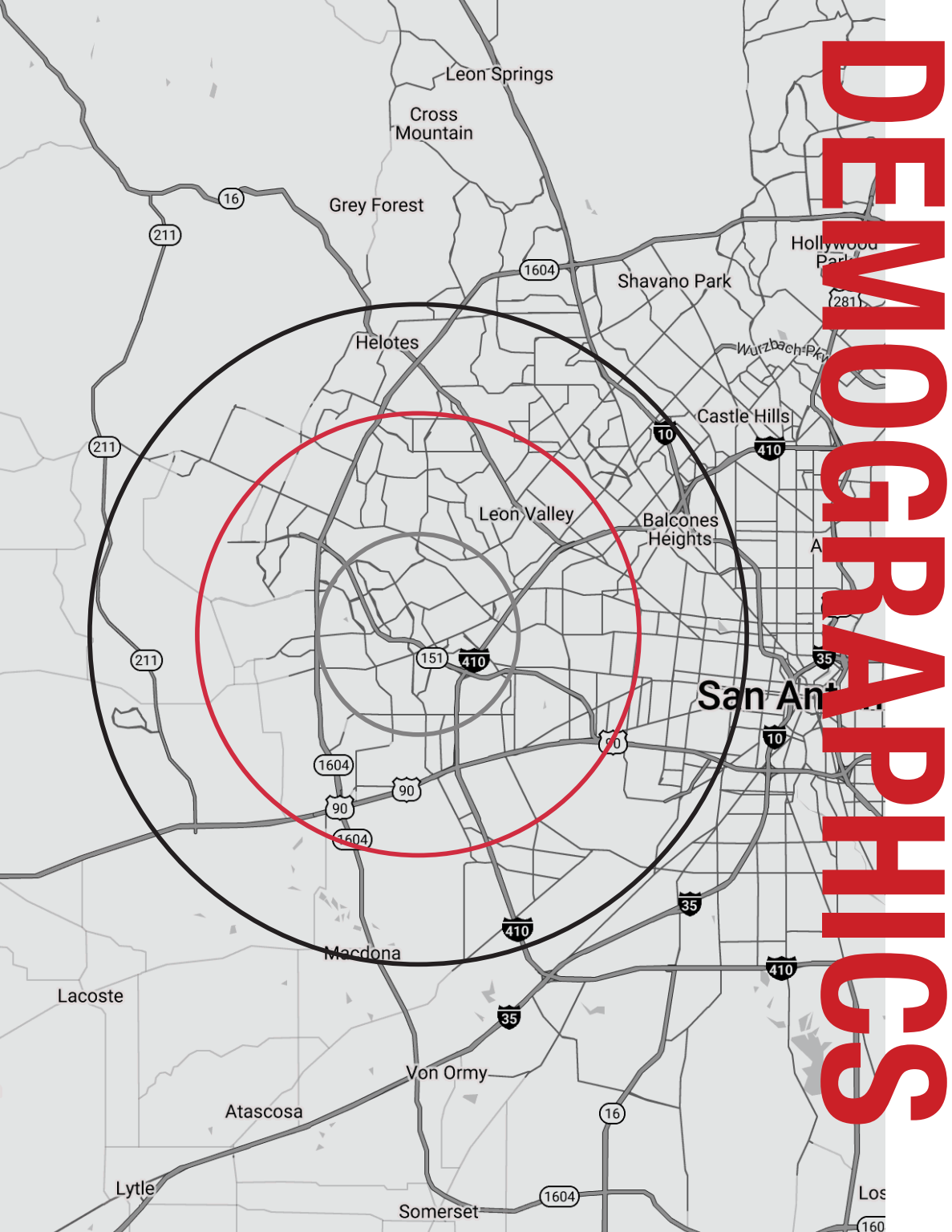


PHOTOS



# AREA MAP





# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| 2024 Population        | 16,746   | 126,321  | 313,471  |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile   |
| 2024 Households        | 6,271    | 45,520   | 107,638  |
| INCOME                 | 1-mile   | 3-mile   | 5-mile   |
| 2024 Average HH Income | \$85,636 | \$87,424 | \$90,866 |

## Traffic Counts

| STREET               | AADT    |
|----------------------|---------|
| Potranco Road        | 120,484 |
| Richland Hills Drive | 12,857  |

## Cities Nearby

|                   |            |
|-------------------|------------|
| Waco, Texas       | 186 miles  |
| Austin, Texas     | 85.4 miles |
| Houston, Texas    | 209 miles  |
| Dallas, Texas     | 279 miles  |
| Fort Worth, Texas | 274 miles  |

# TERMS & CONDITIONS

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