

FOR LEASE

518-736 SW Military Dr
San Antonio, TX 78221

● Shopper's City | ±120,913 SF

±426 - 6,618 SF AVAILABLE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE **Please Contact Agent**

NNN EXPENSES **Approximately \$7.13 PSF/Year**

TOTAL GLA **±120,913 SF**

LEASE TERM **Negotiable**

- Interior Executive Office Spaces Available
- Conveniently Located Between IH-35 And IH-37
On SW Military Drive
- Area Retailers Include H-E-B, Which Is Located
Directly Across The Street
- National, Regional, And Local Retailers
Also Surround Shopper's City

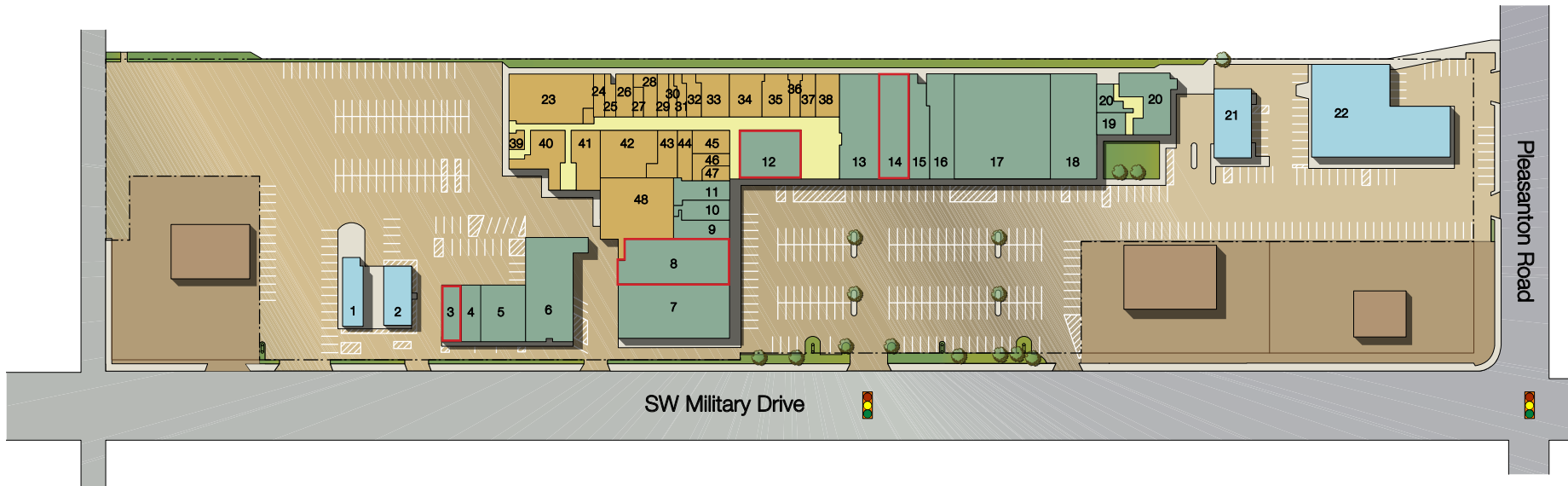


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SITE PLAN

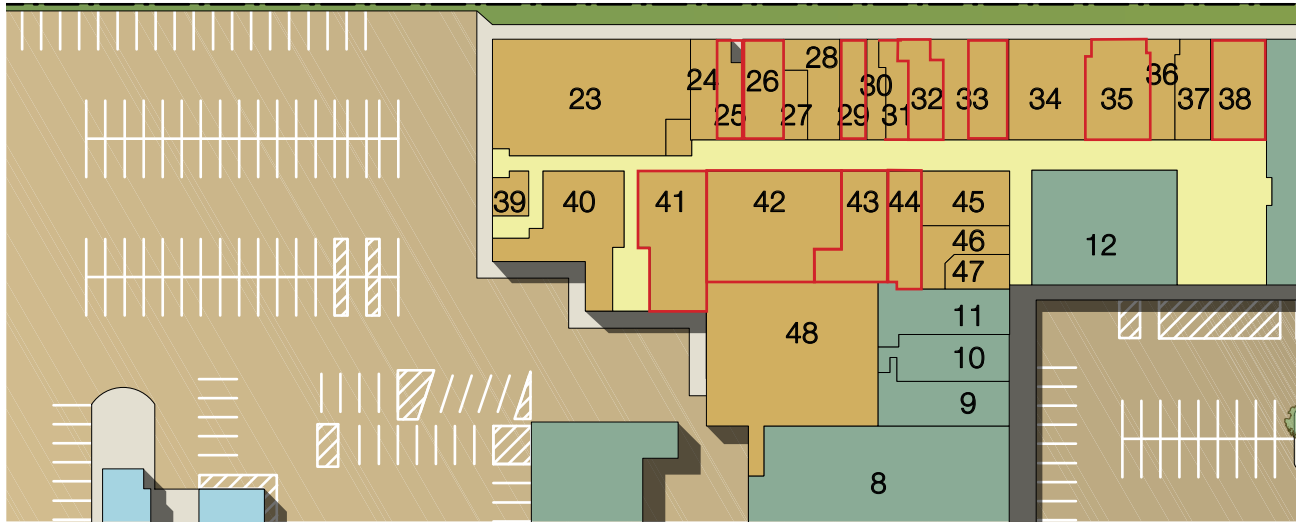


Exterior Units

SUITE	TENANT	SQFT
1/518	Mini Tacos Cantarito	1,700 SF
2/522	Las Islas Marias	1,900 SF
3/600	AVAILABLE	1,200 SF
4/602	AMCO Insurance	1,200 SF
5/604	Select Physical Therapy	3,000 SF
6/610	Wireless Depot	6,000 SF
7/612	Western Finance	7,500 SF
8/614	AVAILABLE	6,618 SF
9/618	The Carlson Law Firm	1,100 SF
10/622	The Carlson Law Firm	1,110 SF

SUITE	TENANT	SQFT
11/624	Mi Pueblito	1,113 SF
12/640	AVAILABLE	3,500 SF
13/680	Rent-A-Center	4,800 SF
14/684	AVAILABLE	4,480 SF
15/690	Dental Defenders	4,365 SF
17/694	Dollar Tree	11,400 SF
18/706	Letty's	7,503 SF
20/720	Bella Beauty Academy	5,515 SF
22/736	Service King Collision	15,100 SF
48/616	Letty's Warehouse	4,500 SF

SITE PLAN



Interior Units

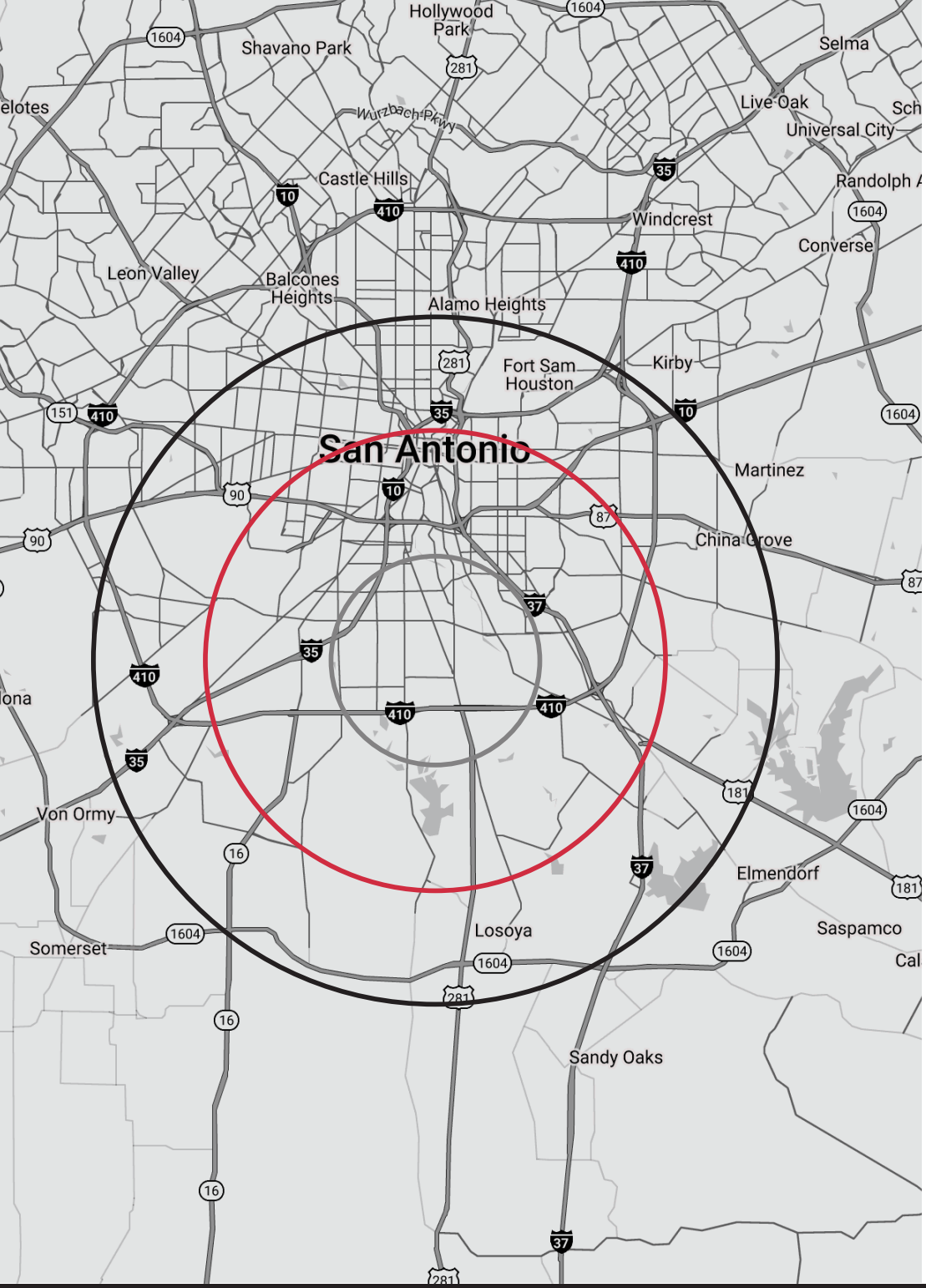
SUITE	TENANT	SQFT
23/X	City Public Service	5,477 SF
24/W	Ayala Insurance	492 SF
25/R	AVAILABLE	485 SF
26/O	AVAILABLE	857 SF
27/I	AVAILABLE	717 SF
28/N	Chanda Esparza Counseling	332 SF
29/L	AVAILABLE	594 SF
30/K	Bustillos Notary & Tax Service	385 SF
31/J	AVAILABLE	426 SF
32/M	AVAILABLE	756 SF
33/G	Zamora Custom Jewelry	622 SF
33/H	AVAILABLE	835 SF
34	Clinica San Miguel	1,636 SF

SUITE	TENANT	SQFT
35/D	AVAILABLE	1,297 SF
36/C	Josie Perez Insurance	602 SF
37/B	Aguilera Licensing & Consulting Services	684 SF
38/A	AVAILABLE	1,194 SF
39/Z	LEASED	373 SF
40/A	Take Down 210	1,800 SF
41/Y	AVAILABLE	1,700 SF
42/Q	AVAILABLE	2,494 SF
43/P	AVAILABLE	1,604 SF
44/S	AVAILABLE	724 SF
45/T	Victory Learning Center	1,040 SF
46/U	C Stamps	518 SF
47/V	The Buy Back Store	400 SF

AREA MAP

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





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,727	103,798	103,798
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,517	35,233	35,233
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$60,572	\$60,323	\$60,323

Traffic Counts

STREET	AADT
W Military Drive	35,412
Pleasanton Road	18,812

Cities Nearby

San Antonio, Texas	62 miles
Denver, Colorado	930 miles
Phoenix, Arizona	987 miles
Salt Lake City, Utah	1,319 miles
Los Angeles, California	1,359 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

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