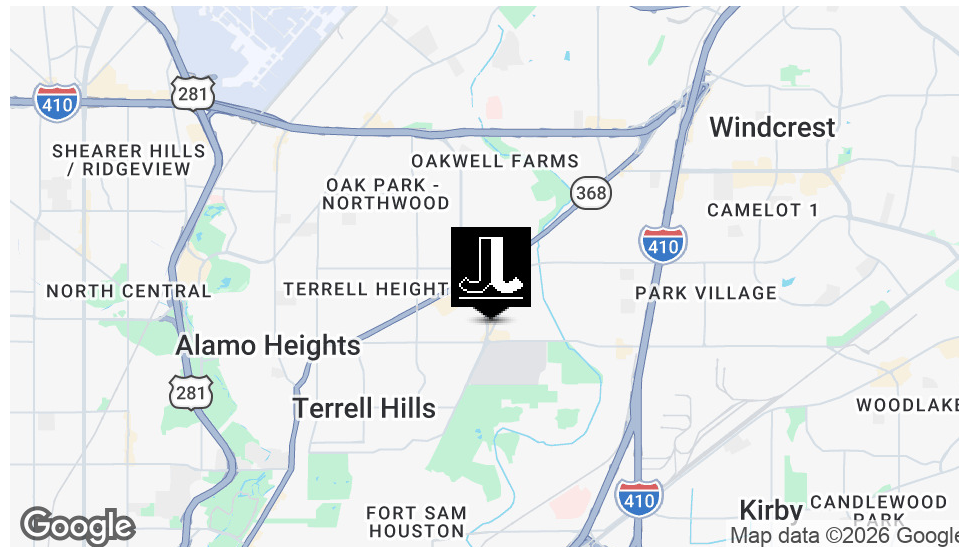




For Lease



OFFERING SUMMARY

Lease Rate:	Negotiable
Type:	\$3 NNN
Building Size:	6,200 SF
Minimum Divisible:	1000sf
Lot Size:	0.3 Acres
Year Built:	1974
Zoning:	C-3 NA
Market:	San Antonio
Submarket:	Northeast

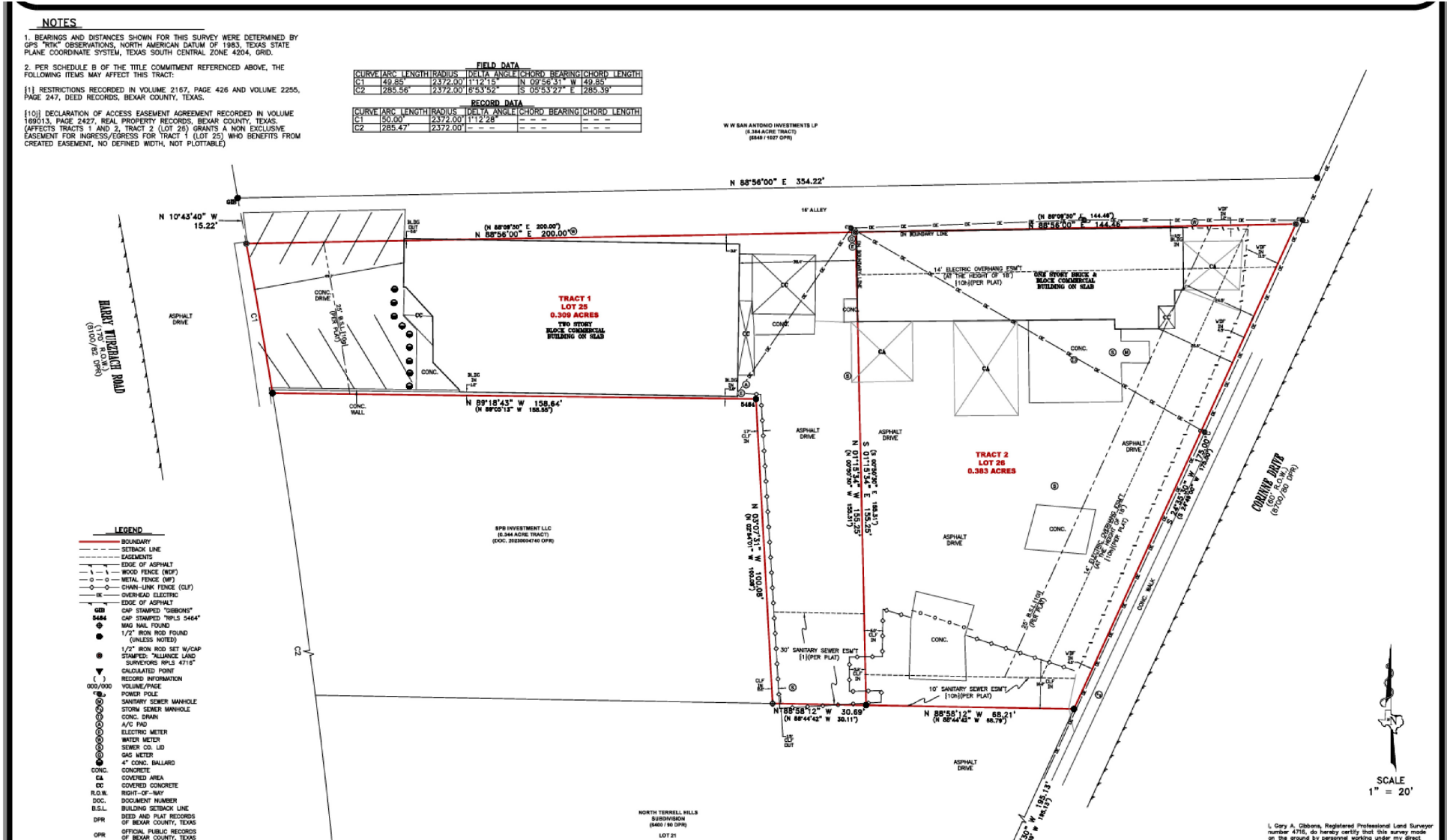
PROPERTY OVERVIEW

Functional layout with 1000 sf retail/office space on the first floor comprised of 2 offices and large conference room, and 1,200 sf office upstairs and about 4000sf flexible warehouse space. Great location near city of Terrell Hills, Fort Sam Houston and the neighborhoods of Terrell Heights and Wilshire less than a mile to Loop 410 North and I-35.

PROPERTY HIGHLIGHTS

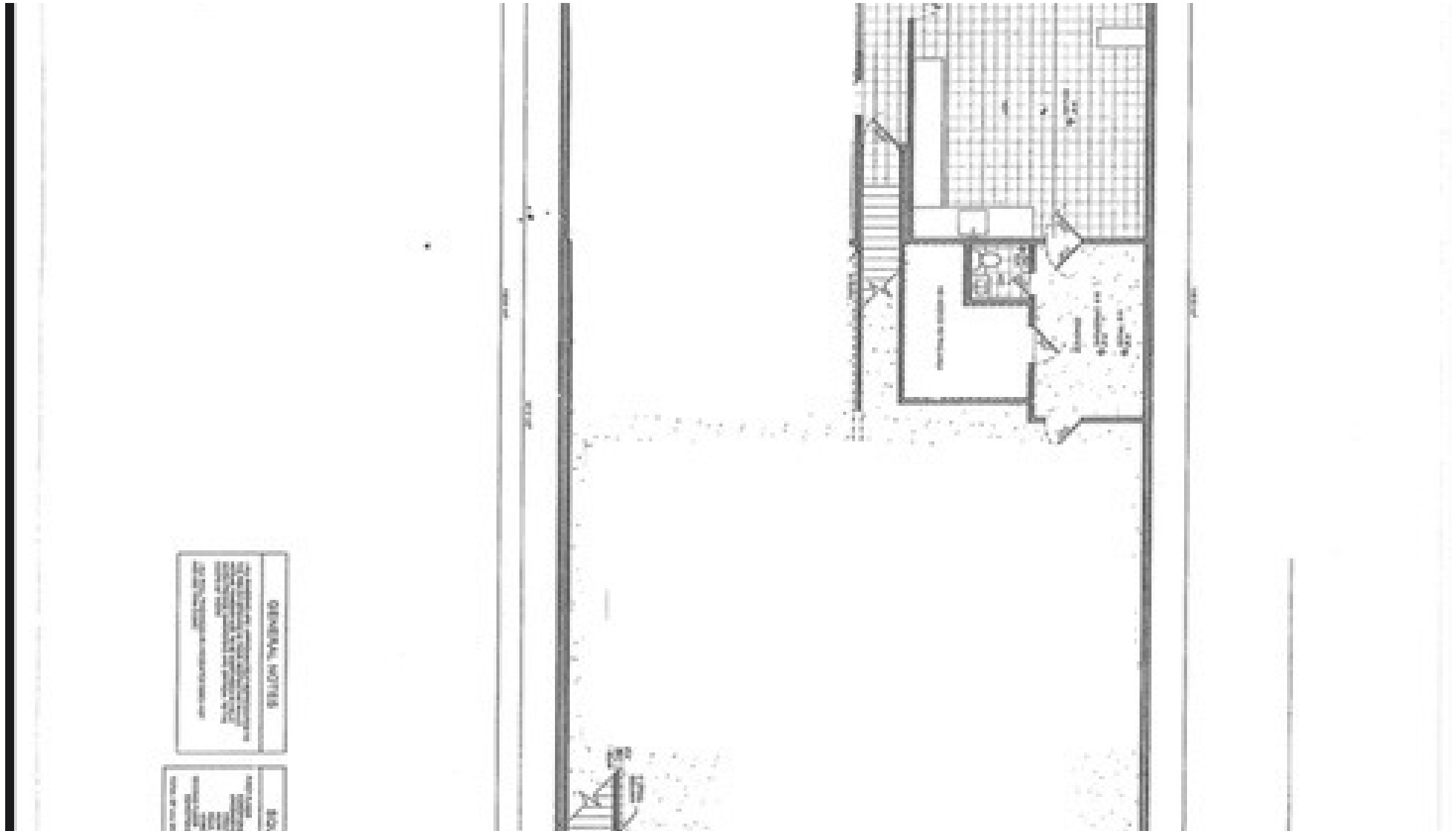
- Electric roll up door, controlled access and security system in place.
- Paved/fenced yard space with controlled access.
- Grade and dock level access
- 20 off street parking spaces.
- 18' clear height in the warehouse

Survey





Floor plan I





Property



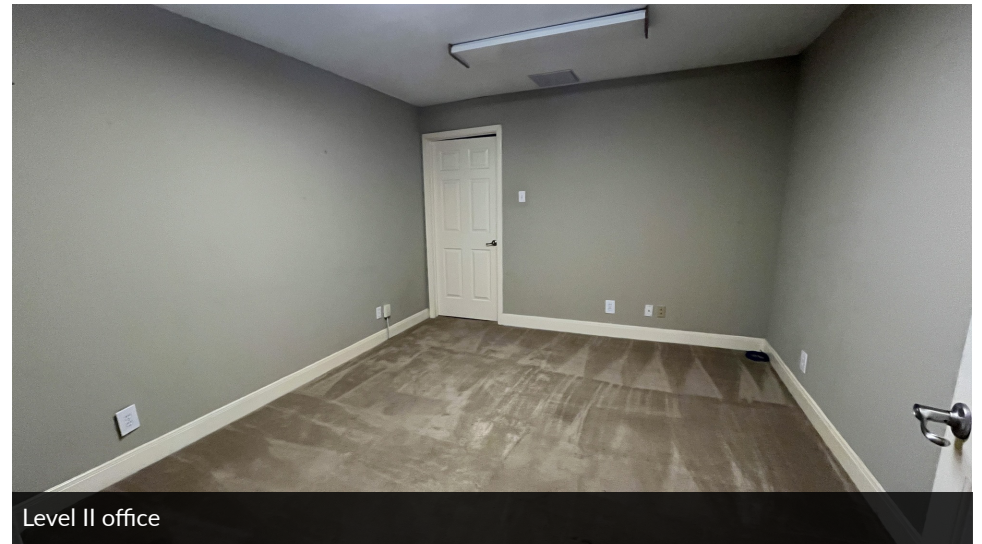
Exterior



Level I Retail/Conference Room



Level I Retail/Office



Level II office



Additional Photos



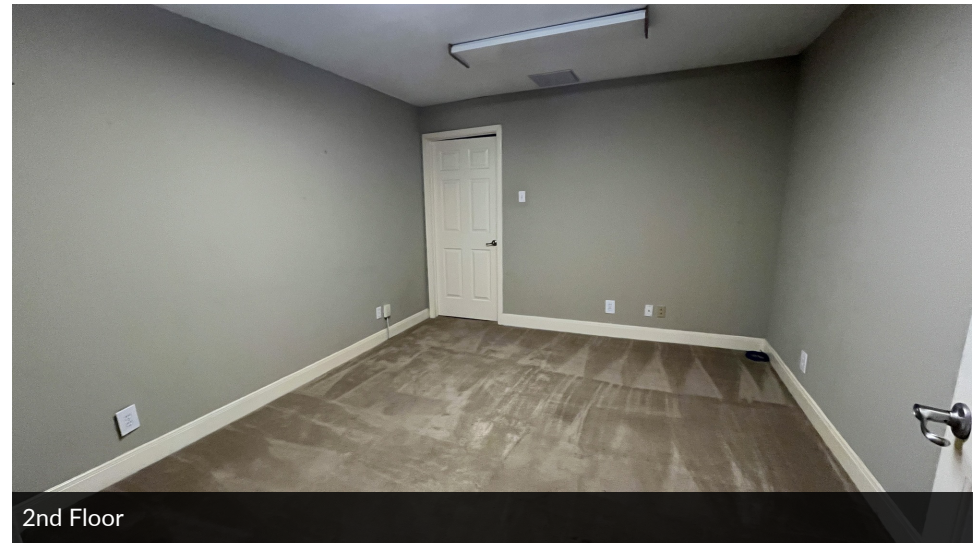
Warehouse



Warehouse



2nd Floor



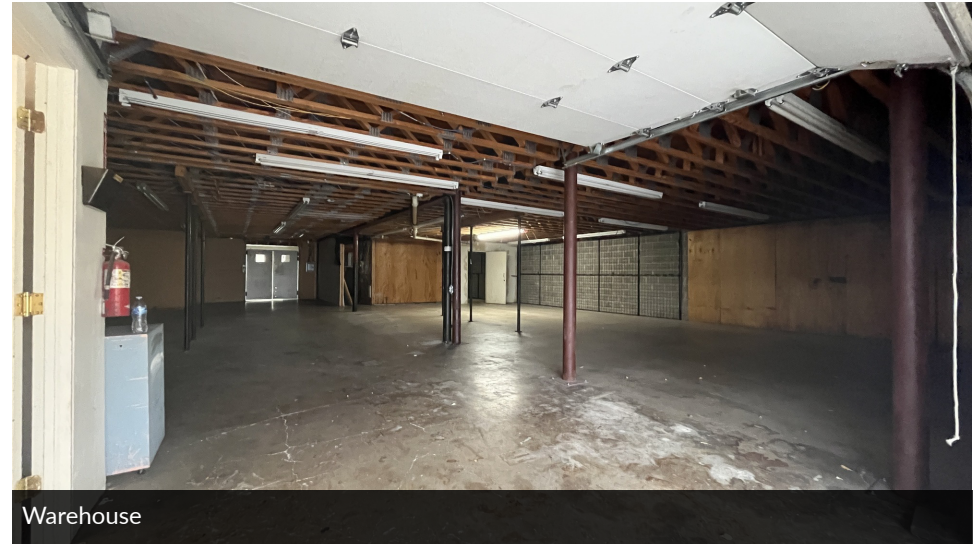
2nd Floor



Additional Photos



Warehouse



Warehouse



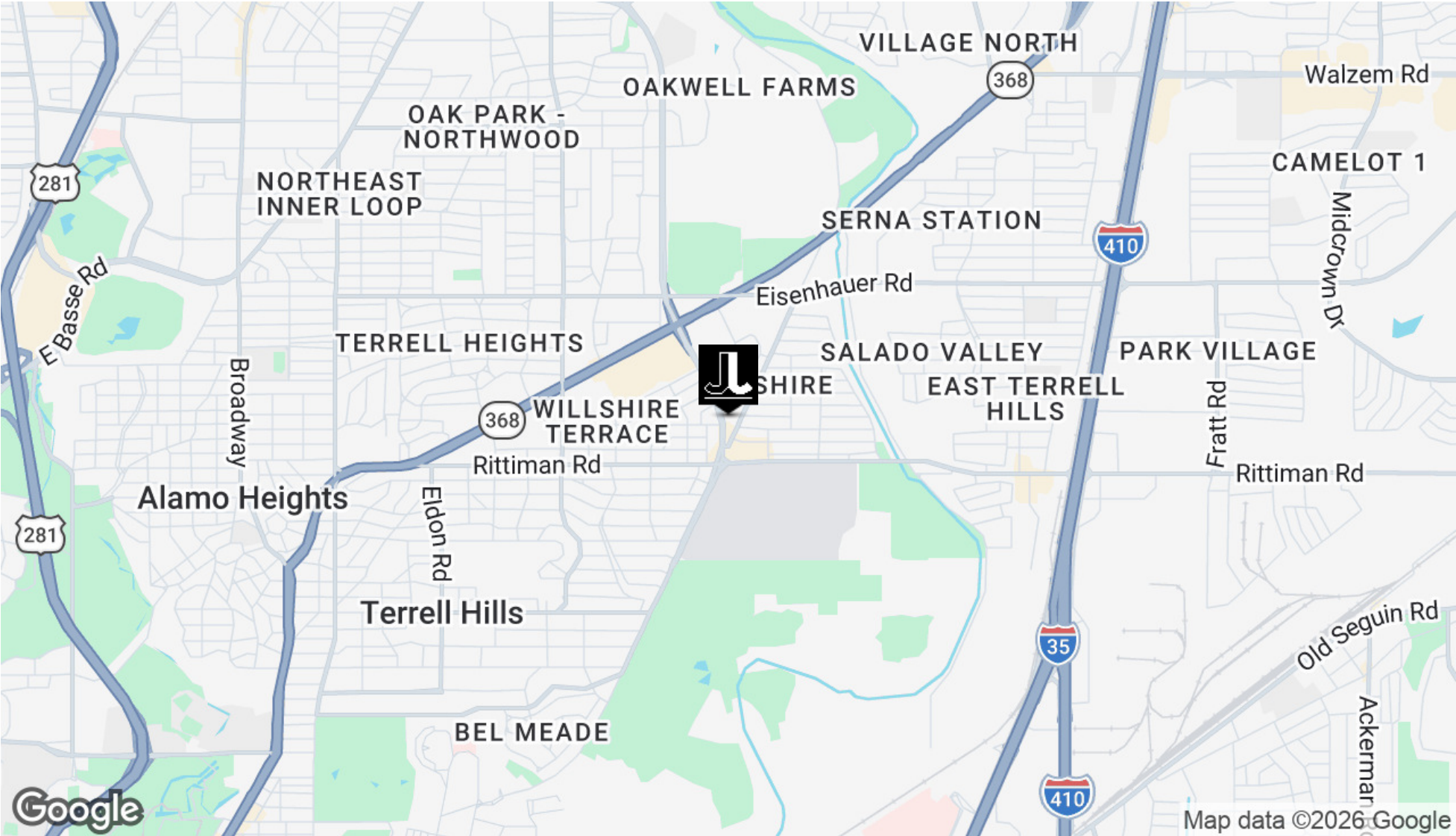
Back/Service entrance



Paved/fenced yard with controlled access.



Location Map



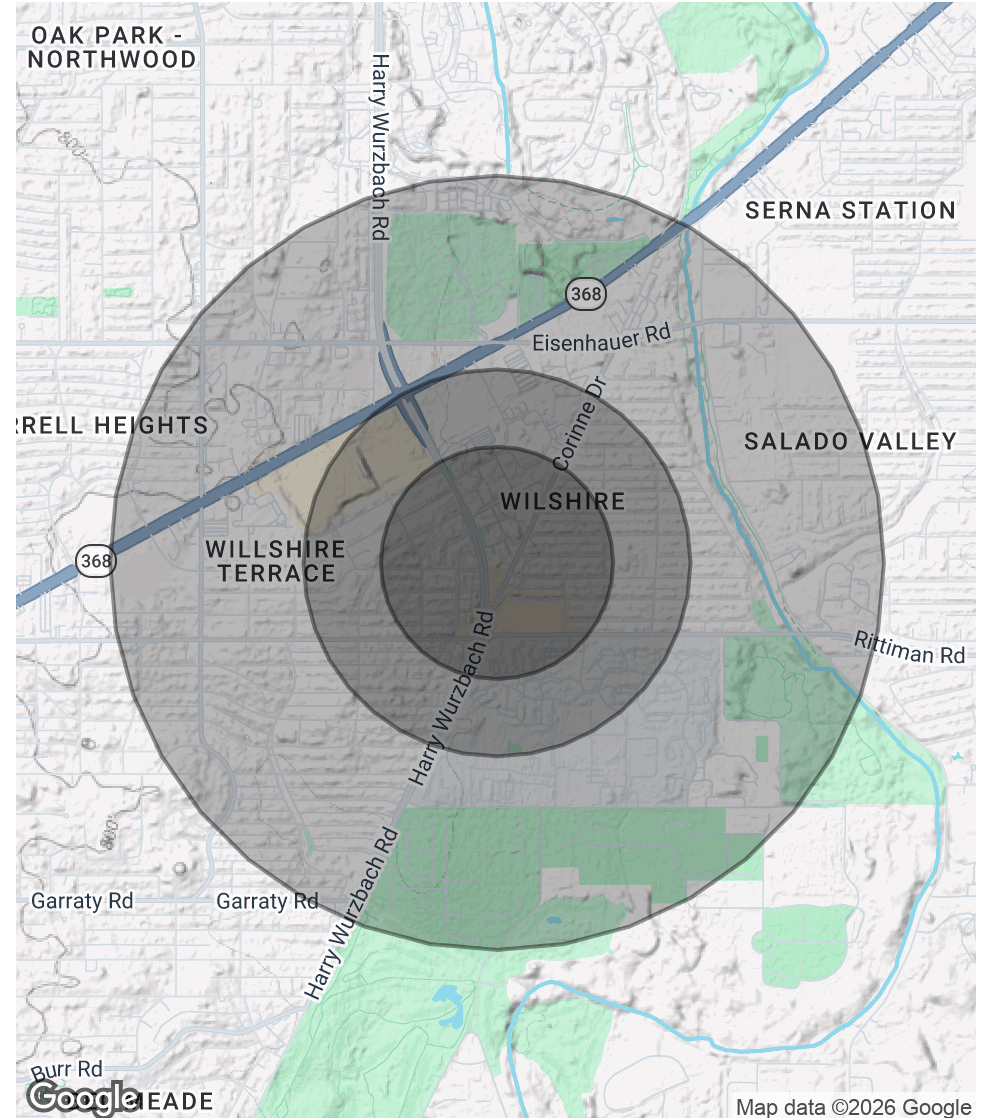


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,310	4,574	11,957
Average Age	40	39	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,101	1,919	4,973
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$61,017	\$67,696	\$86,343
Average House Value	\$344,782	\$320,554	\$363,749

2020 American Community Survey (ACS)





Contact Info



JEREMY JESSOP

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PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

JJ Real Co

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