



Each office independently owned and operated

RE/MAX CORRIDOR

209 S. Main Street
Cibolo, TX 78108
REMAXCCG.COM

FOR LEASE | RETAIL PROPERTY

7475 W. MILITARY DR.

SAN ANTONIO, TX 78227



PRESENTED BY:

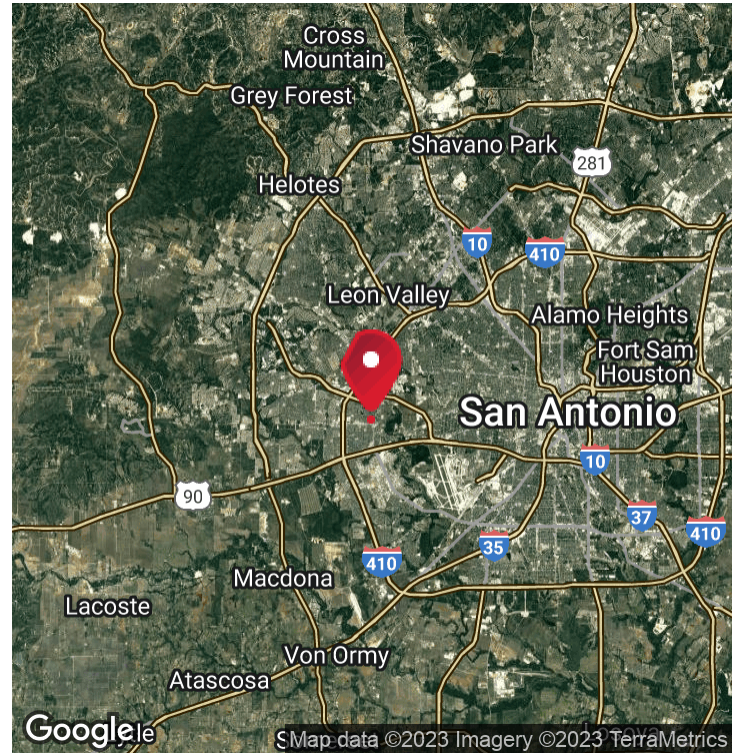
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,500.00+ (NNN)
Building Size:	8,010 SF
Available SF:	1,250 SF
Year Built:	1990

PROPERTY OVERVIEW

This 1,250sf of retail space located at 7475 W Military Drive in San Antonio, TX is a great opportunity for your business. The space is well-lit and has plenty of foot traffic passing by, making it ideal for any type of retail business. The area is close to shopping centers, restaurants, and other amenities, making it a great place to draw customers. With a competitive rental rate and a great location, this space is the perfect place to start or expand your business. The city, this space is perfect for any business looking to establish itself in the area. It features ample parking and a welcoming atmosphere, making it a great spot for shoppers. This retail space is spacious and ready for a new tenant to come in and make it their own. Don't miss this opportunity to move into a great space in a thriving area!

PROPERTY HIGHLIGHTS

- 1,250sf of retail space
- Located at 7475 W Military Drive in San Antonio, TX
- Ample parking and great foot traffic
- Close to shops, restaurants, and other amenities
- Well-lit and welcoming atmosphere
- Competitive rental rate
- Perfect for any type of retail business

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

7475 W Military Drive is a bustling street in San Antonio, Texas. Located in the heart of the city, this street is lined with businesses, restaurants, and shops. You can find everything from a post office to a shopping mall. The area also has plenty of parks and recreational areas, making it an ideal place to spend an afternoon. Whether you're looking for a bite to eat or a place to shop, 7475 W Military Drive has something for everyone.

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COMPLETE HIGHLIGHTS



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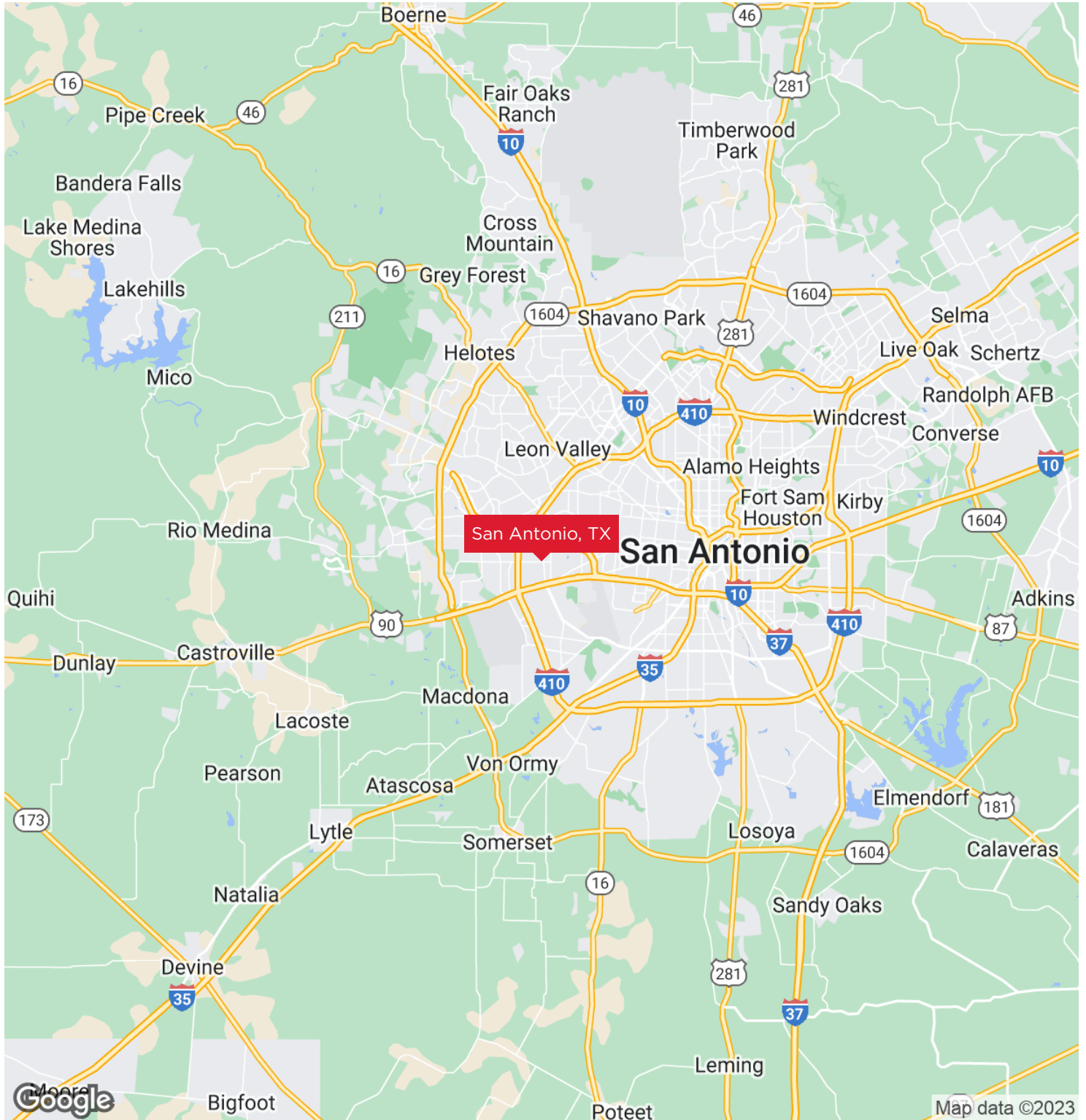
LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

LOCATION MAP

REGIONAL MAP



RETAIL PROPERTY
FOR LEASE

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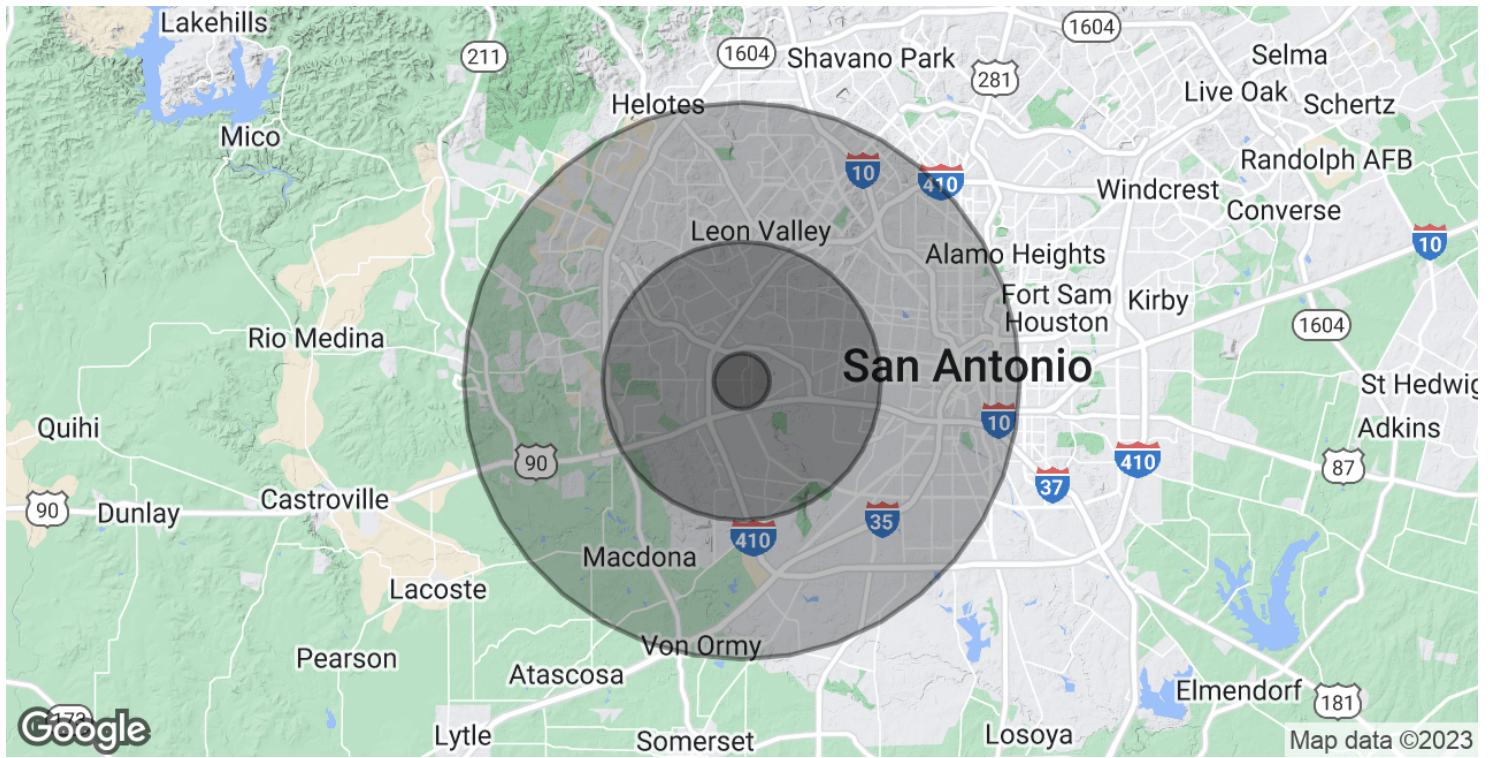
DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,072	296,760	1,021,723
Average Age	33.7	32.4	33.8
Average Age (Male)	33.6	31.2	32.7
Average Age (Female)	32.7	33.2	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,495	92,237	347,708
# of Persons per HH	3.3	3.2	2.9
Average HH Income	\$57,843	\$57,964	\$61,643
Average House Value	\$94,981	\$128,849	\$145,945

* Demographic data derived from 2020 ACS - US Census

RETAIL PROPERTY
FOR LEASE



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

RE/MAX Corridor	9000109	tbrown1@remax.net	(210)659-6700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim Brown	511523	tbrown1@remax.net	(210)659-6700
Designated Broker of Firm	License No.	Email	Phone
Anthony Lagred	664432	anthony.lagred@remax.net	(210)216-8925
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Victoria Aguirre	682061	victoria.aguirre.remax@gmail.com	(210)837-8036
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date