



INVESTMENT REALTY CO. L.C.

## Town & Country

**10350 Bandera Rd at Old Prue Rd.**

- Shell and Finished Space Available
- Base Monthly Rent: Contact Broker
- NNN's: \$6.15 (2018)
- Highly Visible Pylon Sign
- High Traffic Area
- Signalized Intersection
- Adjacent to Wanke Elem. School
- Inside Loop 1604 on Bandera
- Dynamic Northwest area

### **Available:**

- Suite 110: 2,580 SF Dental Suite
- Suite 204: 2,032 SF Finished for Fitness or Yoga
- Suite 305: 1,490 SF Shell Space

## Town & Country

Professional Shopping Center

Suites Available for Lease

10350 Bandera Rd. @ Old Prue



**Joanne V. Mirelez, CCIM**  
**Licensed Real Estate Broker, Texas**  
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**Joanne@InvestmentRealty.com**



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Professional Shopping Center  
Suites Available for Lease  
10350 Bandera Rd. @ Old Prue

<b>Location:</b>	NW San Antonio- Inside Loop 1604 on Bandera Road @ Old Prue Road
<b>Size of Center:</b>	47,974 SF; 3 Buildings on approx. 5.40 acres
<b>Total Space Available Now:</b>	Suite 110: 2,580 SF- Dental Finish out, medical, office Suite 204: 2,032 SF- Open Retail- Yoga, Personal Fitness Gym Suite 305: 1,490 SF- Shell (Unfinished-Ready for Build Out)
<b>Bay Depths:</b>	60 Ft.
<b>Rental Rates:</b>	Contact Broker for base rental rates. NNN's: \$6.15 (2018)
<b>Tenant Finish Out &amp; Other Terms</b>	Shell Space Negotiable TI based on lease term and financial strength
<b>Tenants:</b>	Town & Country Veterinary Hospital; Orthodontist, Apple Tree Day School; Fusion Hair Salon; Children of Texas Pediatrics; Edward Jones; The Little Gym; Mathnasium; Metro Taco Shop; Swim Freak; Hearing Aid Center.
<b>Parking:</b>	218 Parking Spaces / 4.41 per 1000 SF
<b>Year Built:</b>	Bldg 1: 1999                      Bldgs 2 & 3: 2004
<b>Traffic Count</b>	29,000 Vehicles Per Day On Bandera 6,890 Vehicles Per Day on Old Prue Rd.

Demographic Data (STDB)	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>2017 Population</b>	13,283	121,313	290,609
<b>Average HH Income:</b>	\$95,689	\$88,477	\$78,667
<b>Households:</b>	4,745	43,077	108,443
<b>Owner Occupied</b>	3,140	30,408	60,003
<b>Renter Occupied</b>	1,604	12,669	48,440

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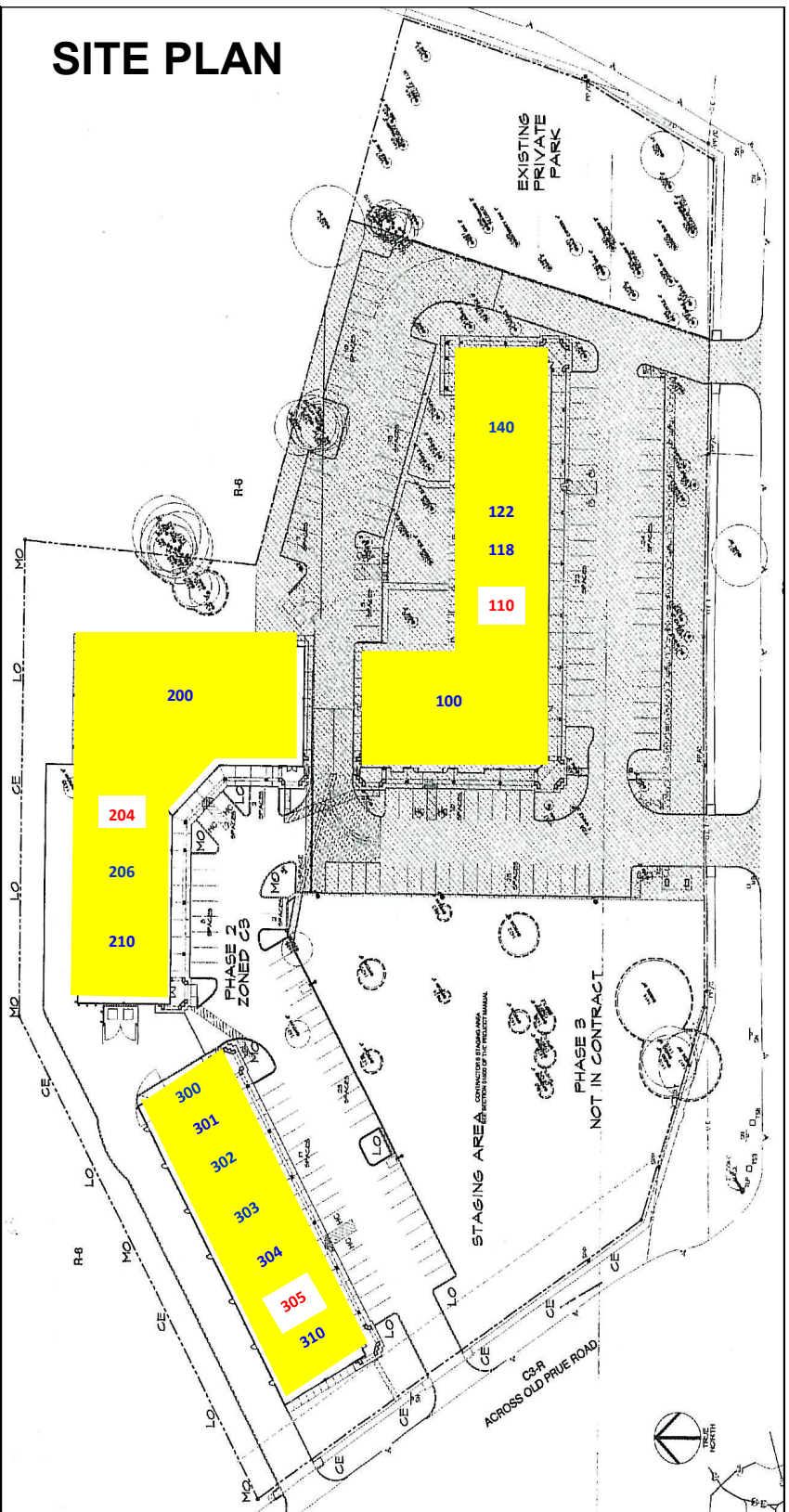
Professional Shopping Center

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10350 Bandera Rd. @ Old Prue

SUITE	TENANT	SF
100	Town & Country Veterinary Hospital	7,532
110	Available Dental Office	2,580
118	Allstate	860
122	Orthodontist— Dr. Kathryn Vo, DDS	1,800
126	Combined with #140	-
130	Combined with #140	-
140	Primary Care Clinic	5,400
200	Apple Tree Day School	12,000
204	Available Retail	2,032
206	Fusion Hair Salon	1,678
210	Children of Texas Pediatrics	3,600
300	Hearing Aid Center	1,410
301	Edward Jones	1,080
302	The Little Gym	4,130
303	Swim Freak	1,080
304	Mathnasium	1,200
305	AVAILABLE—SHELL	1,490
310	Metro Taco Shop	1,490

## SITE PLAN







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Professional Shopping Center

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### Suite 110

2,580 SF



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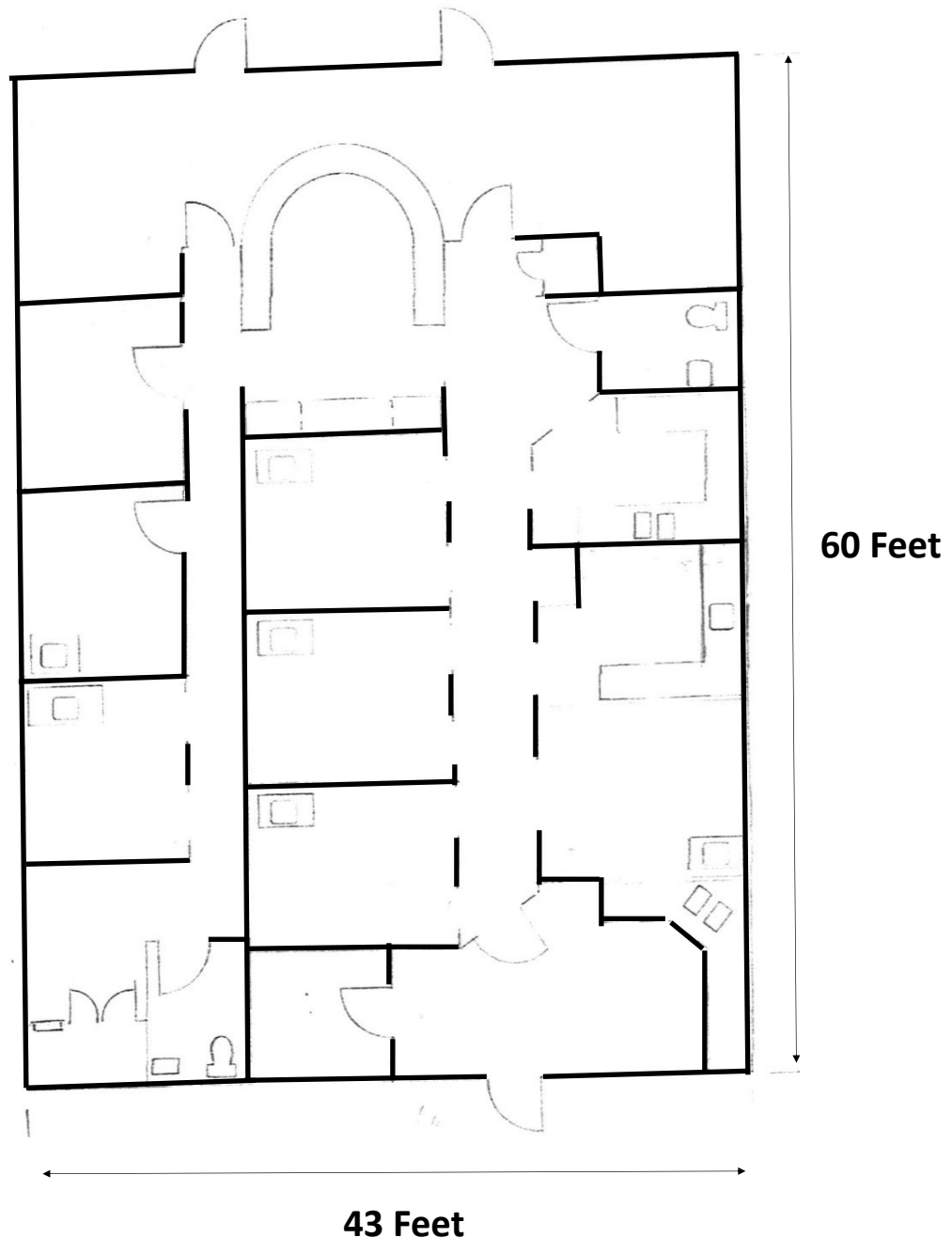
Professional Shopping Center

Suites Available for Lease

10350 Bandera Rd. @ Old Prue

### Suite 110

**2,580 SF**





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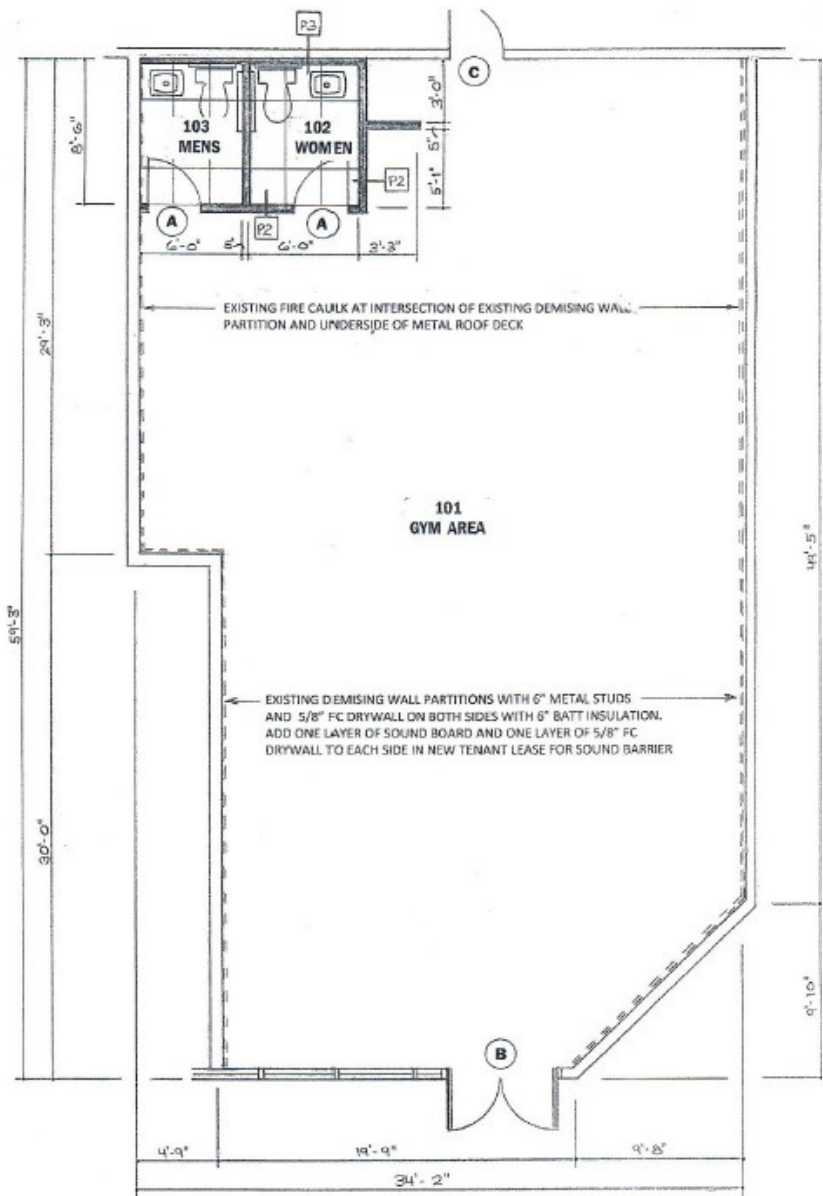
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**Suite 204**

2,032 SF



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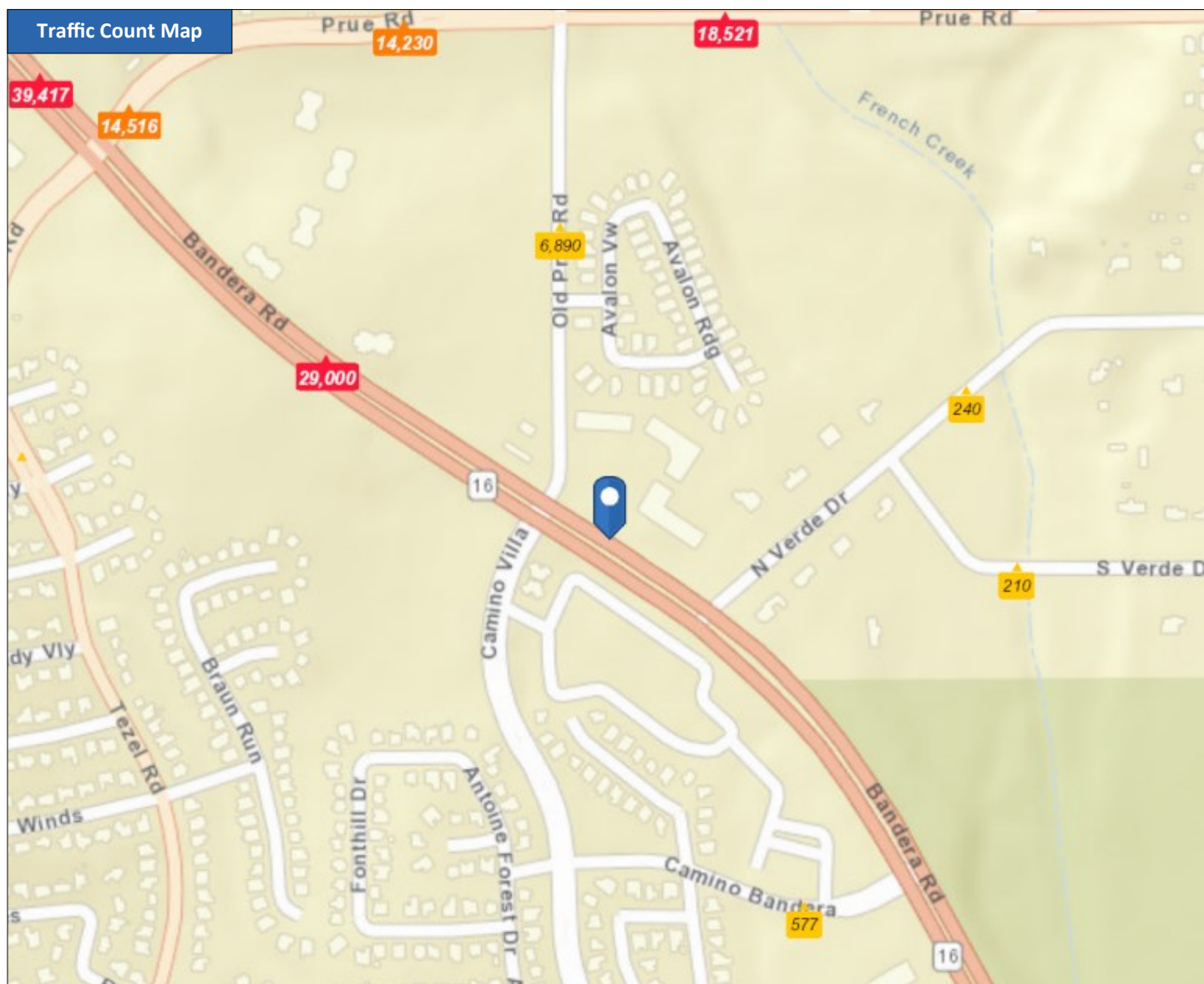




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## TYPES OF REAL ESTATE LICENSE HOLDERS:



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Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

**TITLE ADVICE.** If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

**REPRESENTATIONS MUST BE IN WRITING.** Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

**ATTORNEY RECOMMENDATION.** Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

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Investment Realty Company, L.C. represents  
SELLER/LESSOR

BUYER/TENANT

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_