



INVESTMENT REALTY CO. L.C.

**Town & Country
Suites Available For Lease
10350 Bandera Rd.
San Antonio, TX 78250**

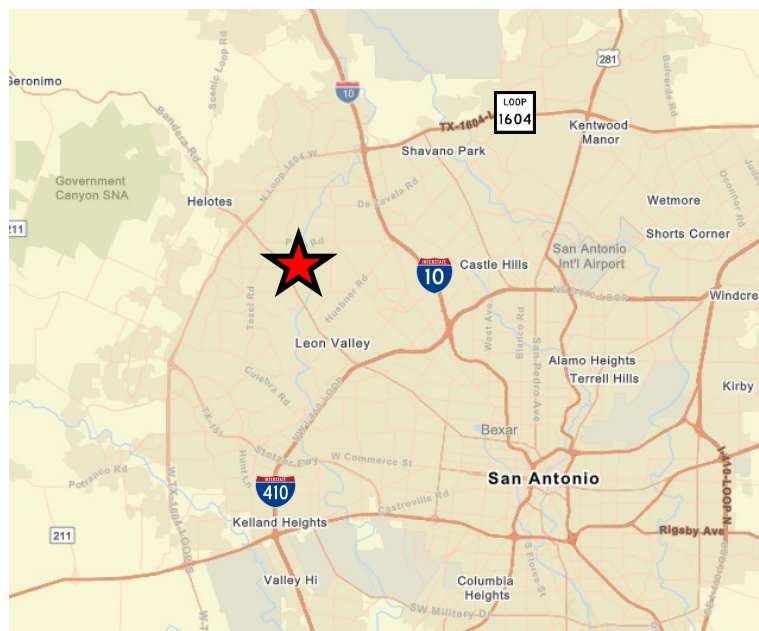


Property Information

- Retail, Office and Medical Office
- Base Monthly Rent: Contact Broker
- NNN's: \$6.18 (2020)
- Highly Visible Pylon Sign
- High Traffic Area
- Signalized Intersection
- Adjacent to Wanke Elem. School
- Inside Loop 1604 on Bandera
- Dynamic Northwest area

Available:

- Suite 114: 900 SF Office Space
- Suite 204: 2,032 SF Retail Finish or Fitness
- Suite 300: 1,410 SF Office or Medical
- Suite 302: 4,340 SF Retail or Fitness
- Suite 305: 1,490 SF White Box Retail



**Joanne V. Mirelez, CCIM
Broker Associate
210.314.7843
Joanne@InvestmentRealty.com**



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Location:	NW San Antonio- Inside Loop 1604 on Bandera Road @ Old Prue Road		
Size of Center:	47,974 SF; 3 Buildings on approx. 5.40 acres		
Total Space Available Now:	Suite 114: 900 SF - Office Finish Out Suite 204: 2,032 SF - Retail Finish Out - Yoga, Fitness Suite 300: 1,410 SF - Office Finish Out - 5 Offices & 2 Restrooms Suite 302: 4,340 SF - Retail Finish & 2 Restrooms - Fitness or Dance Suite 305: 1,490 SF - Retail (White Box Finish)		
Bay Depths:	60 Ft.		
Rental Rates:	Contact Broker for base rental rates. NNN's: \$6.18 (2020)		
Tenant Finish Out	Tenant Improvements base on financial strength and lease term		
Tenants:	Town & Country Veterinary Hospital; Orthodontist, Apple Tree Day School; Fusion Hair Salon; Children of Texas Pediatrics; Edward Jones; Allstate; Mathnasium; Metro Taco Stop; Swim Freak; UT Health Physicians, Allstate		
Parking:	218 Parking Spaces / 4.41 per 1000 SF		
Year Built:	Bldg 1: 1999 Bldgs 2 & 3: 2004		
Traffic Count	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
2019 Population	13,772	121,375	300,371
Average HH Income:	\$95,836	\$89,345	\$79,111
Households:	4,473	43,643	113,211
Owner Occupied	3,318	31,187	62,245
Renter Occupied	1,335	12,718	50,965

The information contained herein has been carefully compiled from sources believed to be reliable; however, no warranty as to the accuracy and/or completeness of these materials is made. This presentation is offered subject to prior placement and withdrawal, cancellation or modification without notice. The information included in this report is deemed reliable, but not guaranteed.

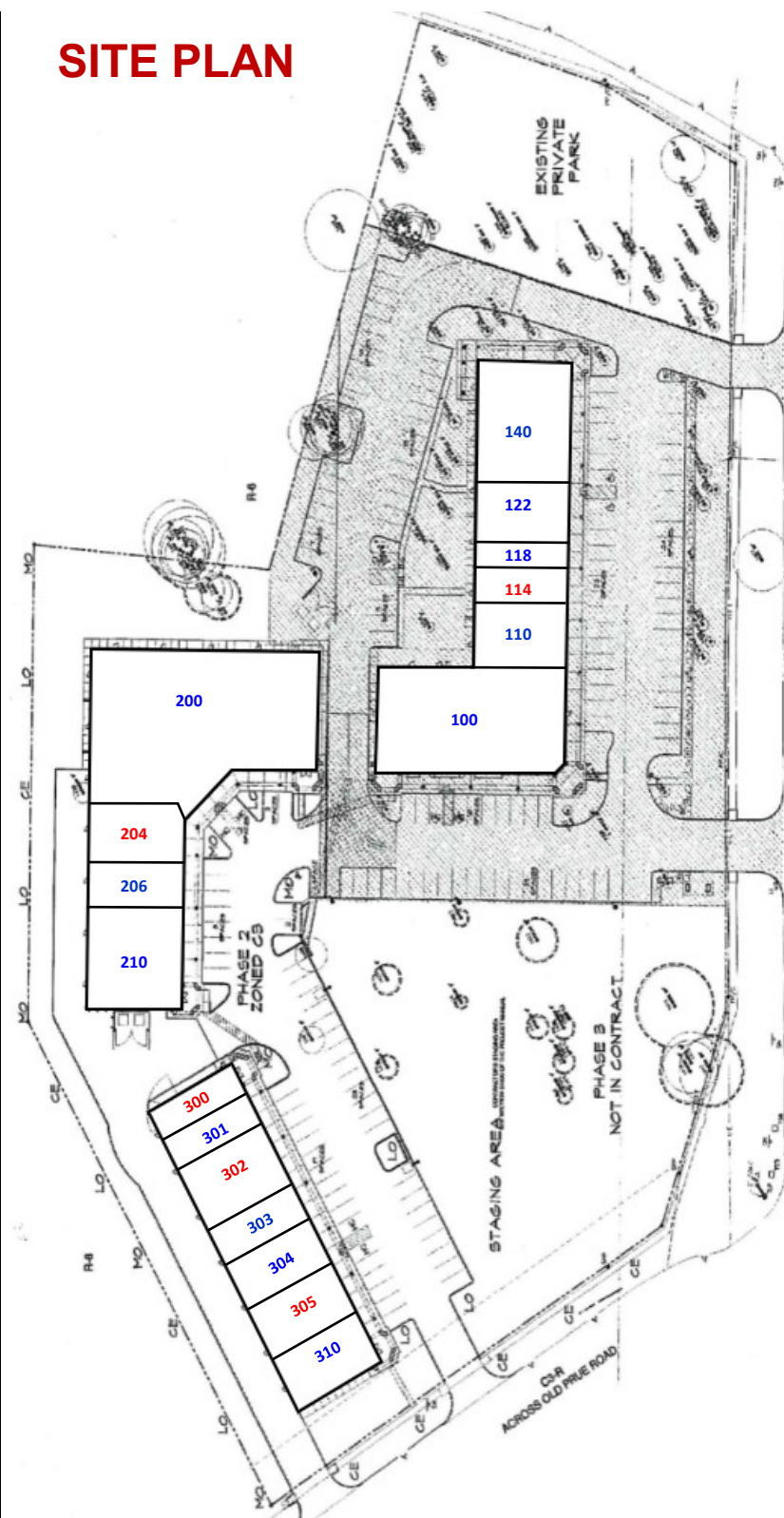


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SITE PLAN

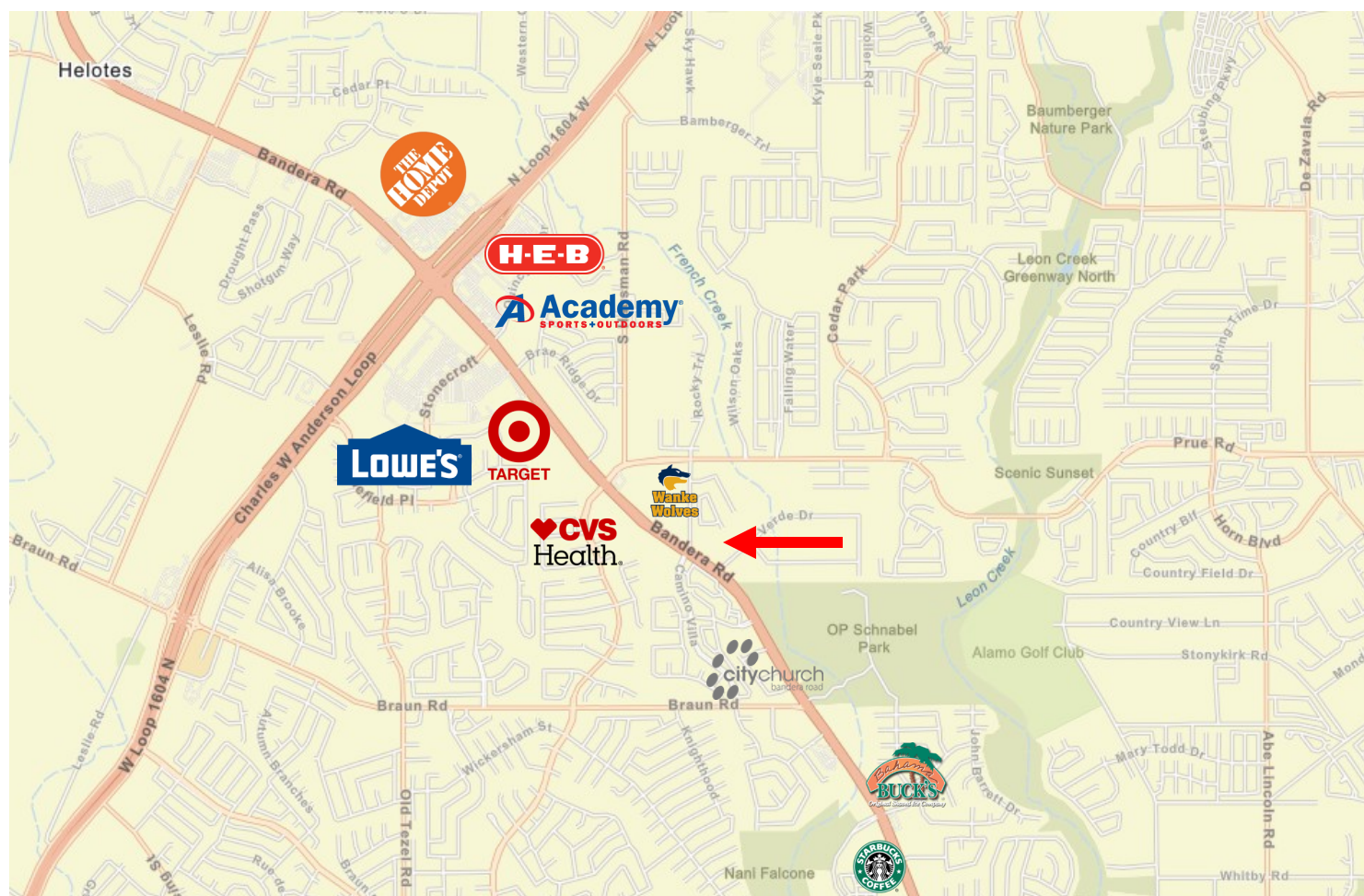
SUITE	TENANT	SF
100	Town & Country Veterinary Hospital	7,532
110	New Hope Chiopractic	1,680
114	Available Office Space	900
118	Allstate	860
122	Orthodontist— Dr. Kathryn Vo, DDS	1,800
126	Combined with #140	-
130	Combined with #140	-
140	UT Health Primary Care Clinic	5,400
200	Apple Tree Day School	12,000
204	Available Retail or Fitness	2,032
206	Fusion Hair Salon	1,678
210	Children of Texas Pediatrics	3,600
300	Available Office or Medical Office	1,410
301	Edward Jones	1,080
302	Available— Retail or Fitness	4,340
303	Swim Freak	1,080
304	Mathnasium	1,200
305	Available Retail	1,490
310	Metro Taco Stop	1,490





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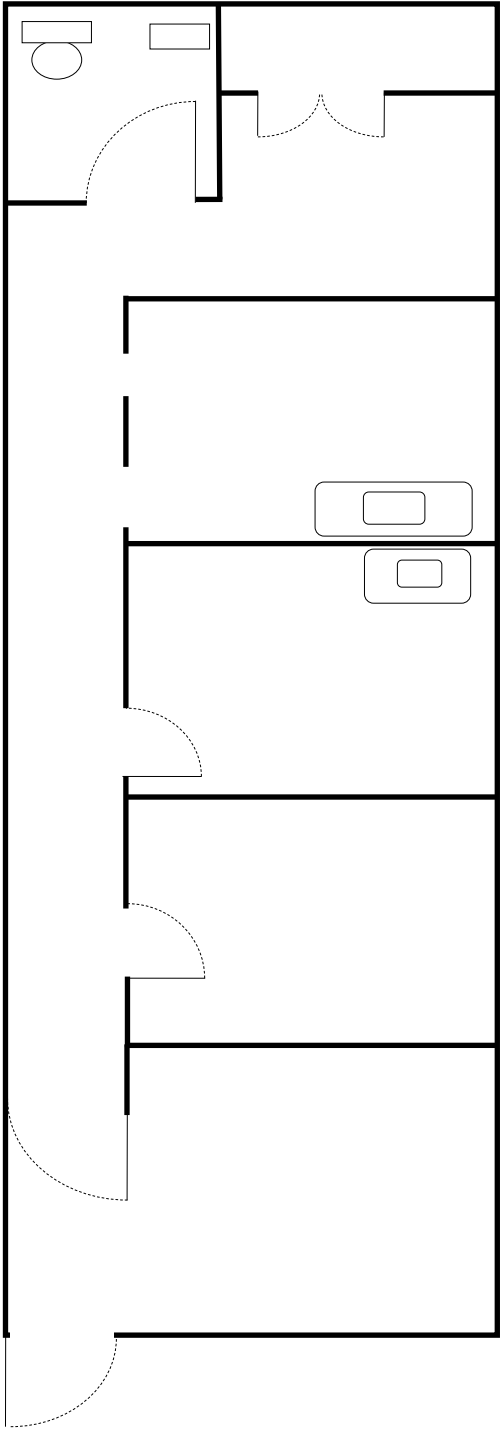
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**Suite 114
900 SF**

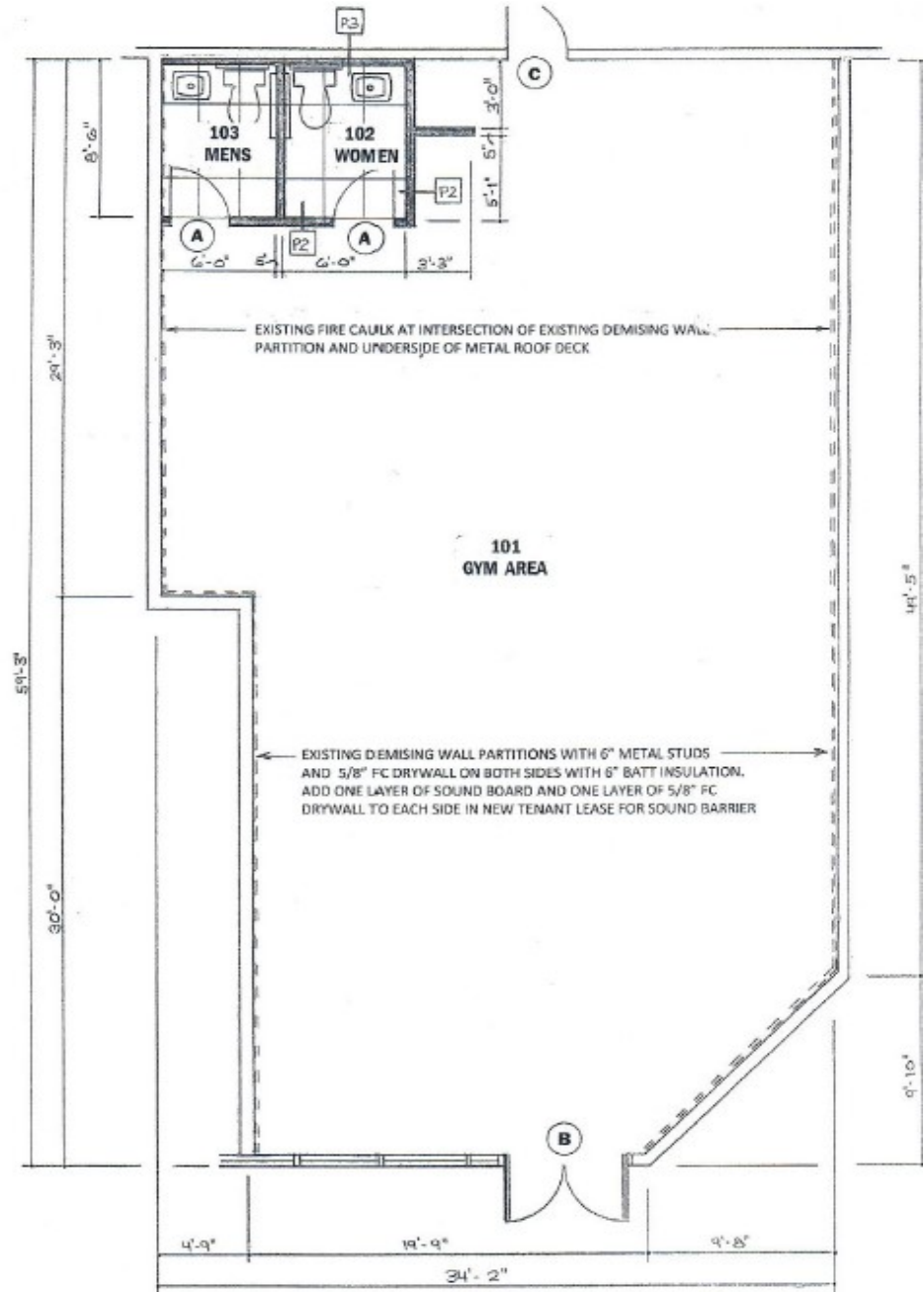




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**Suite 204
2,032 SF**



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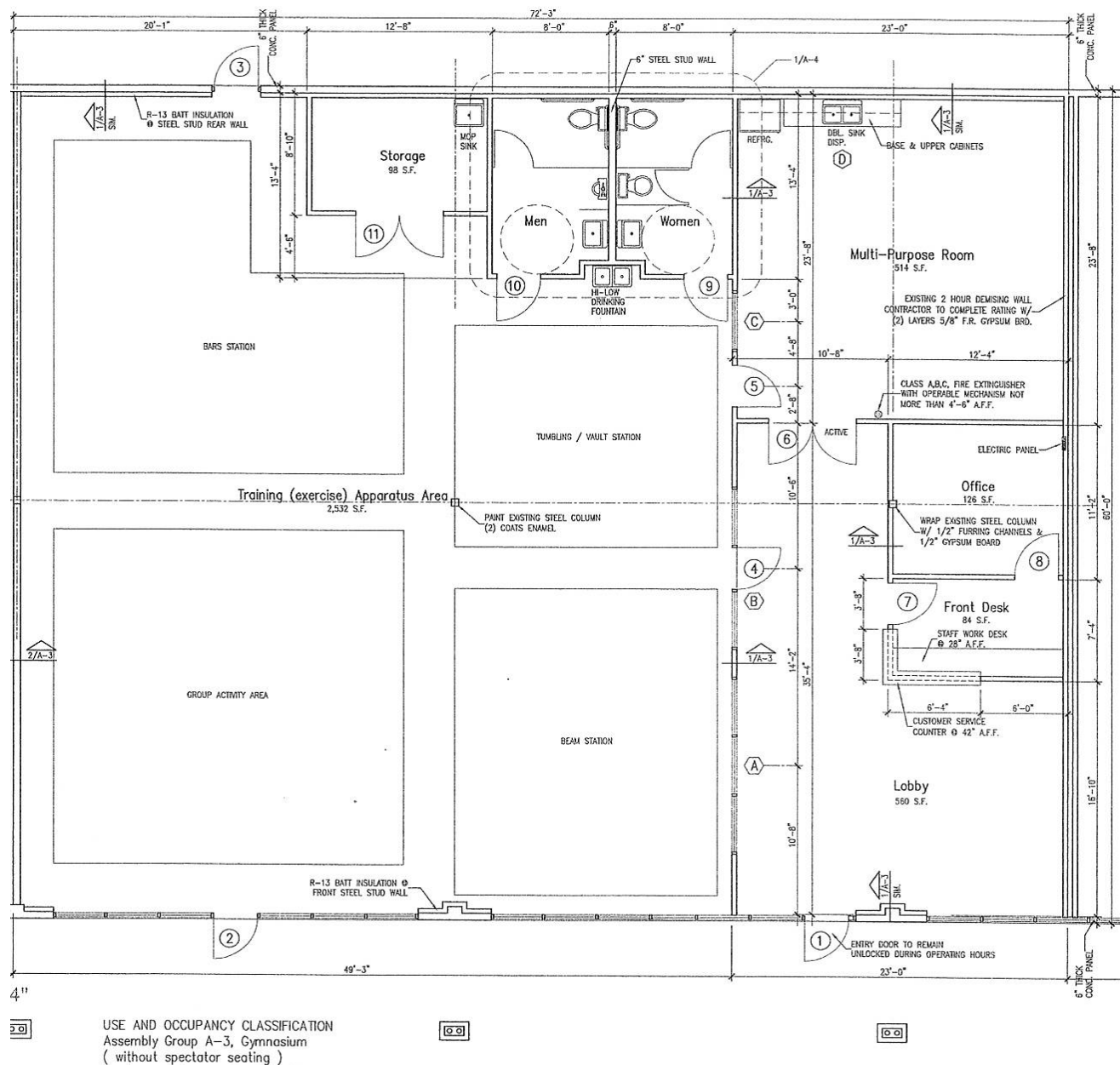


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Suite 302

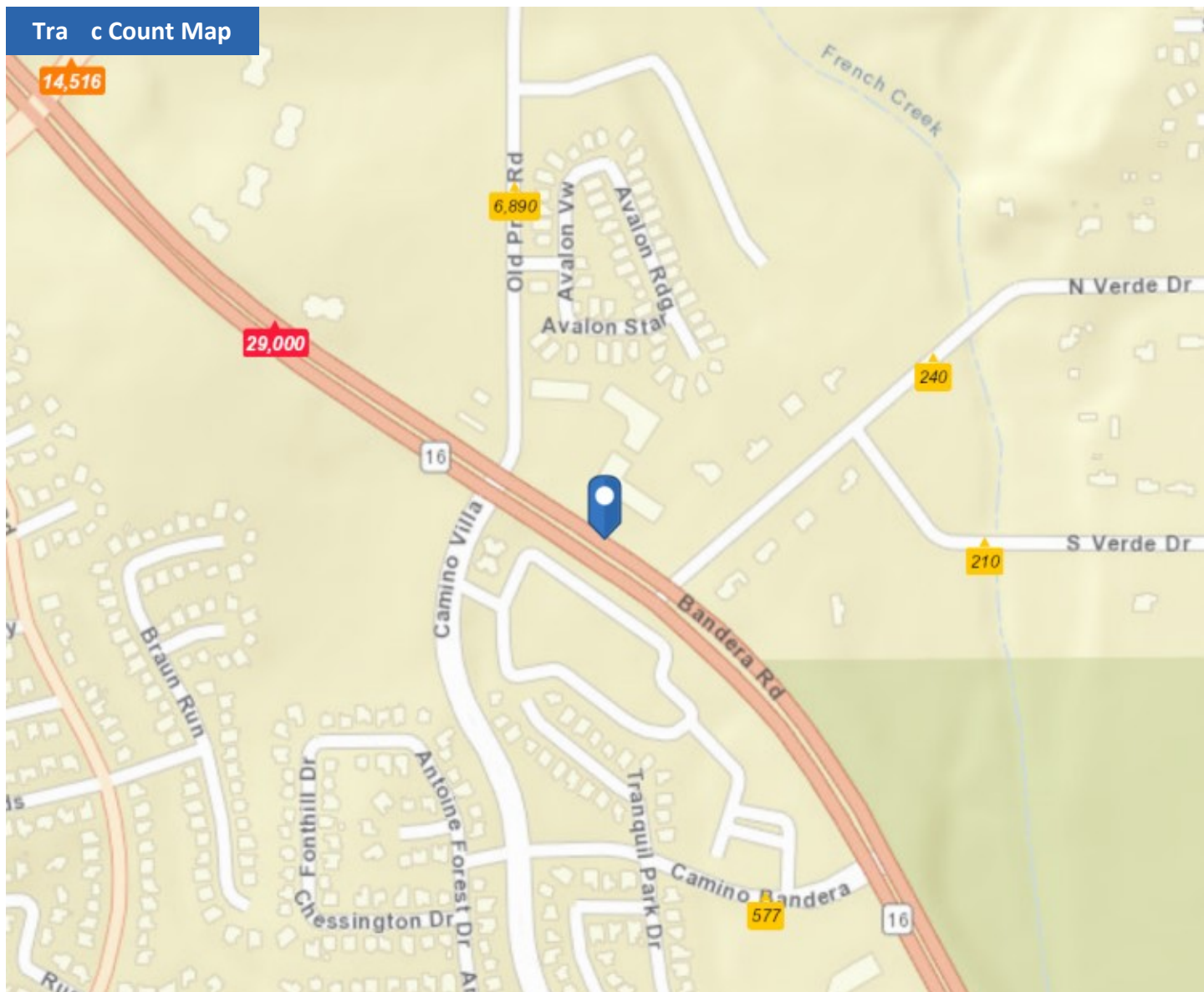
4,340 SF





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TYPES OF REAL ESTATE LICENSE HOLDERS:



INVESTMENT REALTY CO. L.C.

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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.

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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: _____