

11087 Bandera Road

11087 BANDERA RD. SAN ANTONIO, TX 78250
Medical Office Property

For Lease



COMMENTS

- * 8,000 sf free standing clinical building
- * \$18.00 psf NNN
- * NNN's: estimate \$6.00 psf
- * TI's: \$30.00 psf
- * No add on factor
- * Ready for finish-out may be divided
- * Circular drop off at front door
- * Street and building signage
- * Attractive hill country architecture

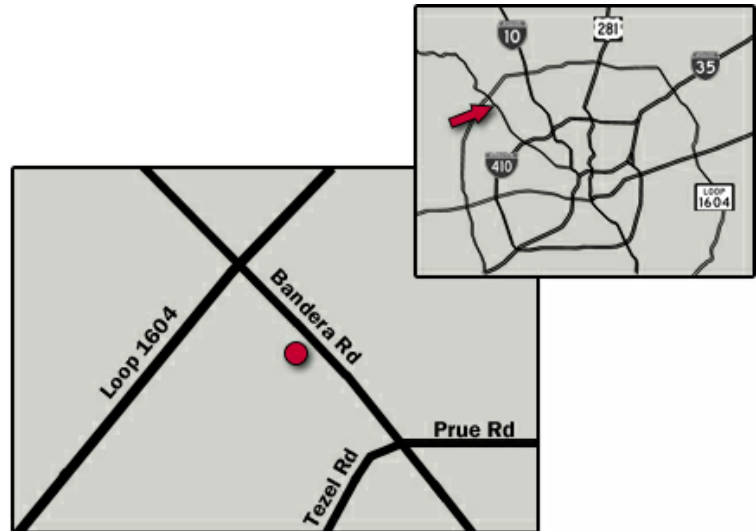
PROPERTY DESCRIPTION

- * Very strong and growing demographics
- * Near new HEB Plus under construction
- * Just south of the intersection of Loop 1604 and Bandera Rd.
- * Abundant (5/1 + parking), all concrete
- * Ready for finish-out
- * Aggressive terms and finish-out allowances/lease terms
- * 5 to 10 year terms

LOCATION

Bandera Rd. & Prue Rd.

Market Sector:	NW	Floors:	1
Parking Ratio:	1 : 216	Year Built:	2011
Building Size:	8,000 SF		



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NAI REOC San Antonio

Commercial Real Estate Services, Worldwide.

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11087 BANDERA ROAD

San Antonio, TX 78250

Demographics (2010):

1-Mile:	
Population	11,349
Households	3,761
Avg HH Income	\$85,133
3-Mile:	
Population	98,042
Households	32,547
Avg HH Income	\$80,137
5-Mile:	
Population	211,443
Households	75,784
Avg HH Income	\$72,404

Traffic Counts:

Bandera at Loop 1604
35,000 vpd (2009)

Loop 1604, just northeast of Bandera
95,000 vpd (2009)



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