

FOR LEASE

116 Gallery Circle
San Antonio, TX 78258

±2,212 SF MEDICAL OFFICE

Property Specs

LEASE RATE	\$19.50 PSF + NNN
TOTAL AVAILABLE	±2,212 SF
TOTAL GLA	±12,106 SF
YEAR BUILT	1999
TYPE	Medical Office
CLASS	B
ZONING	C-2

- Turn Key Medical Offices in the heart of Stone Oak Medical center community.
- Elevator Access to second floor offices
- Fresenius Dialysis anchored building. Fresenius Dialysis anchored building occupies 7,415 SF (Entire First Floor)
- \$115,570 Average Household Income in 5 mile radius
- 1 mile from Methodist Stone Oak Hospital & North San Antonio Baptist Hospital
- 210,000 population in 5 mile radius
- Convenient access to popular retail & restaurants
- Current Occupancy: 65%
- Long-term tenancy and cash flow

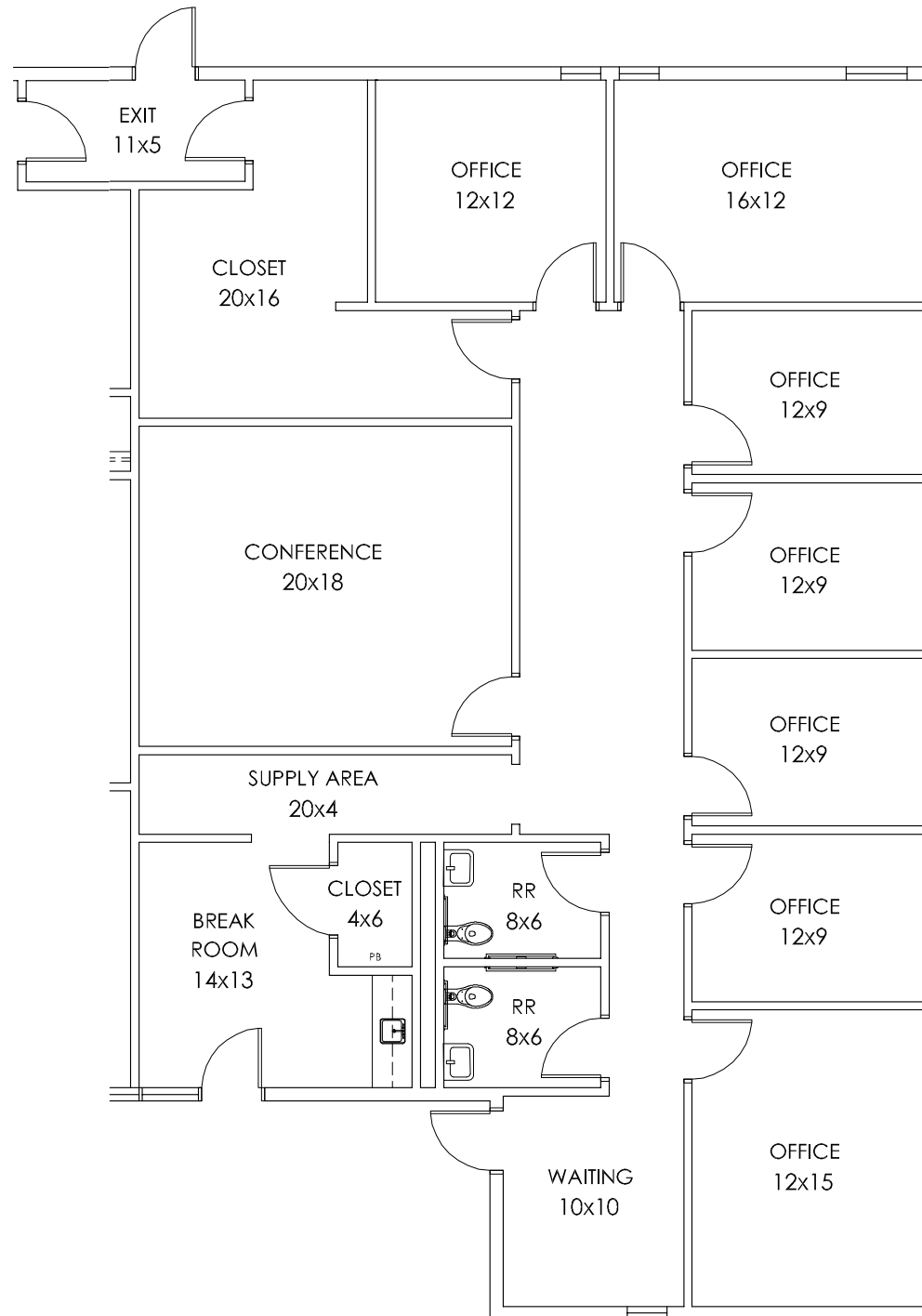


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SUMMARY

Suite 201
+2,212 SF

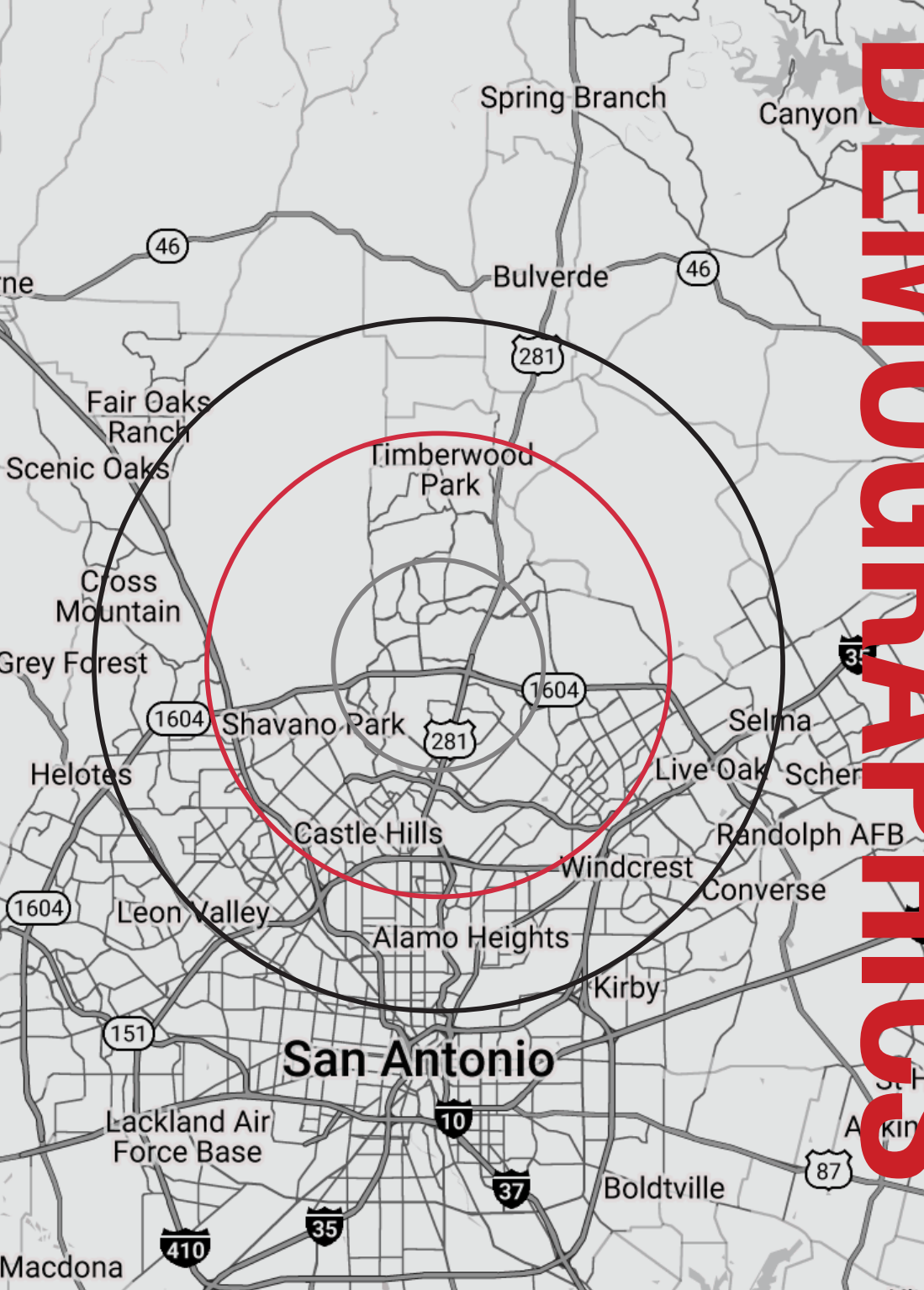


FLOOR PLAN

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,259	83,358	206,715
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,281	33,321	83,798
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$128,776	\$137,196	\$132,068

Traffic Counts

STREET	AADT
Stone Oak Pkwy	39,186
1604	124,869

Cities Nearby

Austin, Texas	85.4 miles
Waco, Texas	186 miles
Houston, Texas	209 miles
Fort Worth, Texas	274 miles
Dallas, Texas	279 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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