

**FOR LEASE**

±5,477 SF | Medical Office

9820 Braun Rd  
San Antonio, TX 78254

**AVAILABLE**



# Property Summary

LEASE RATE **Contact Agent**

TOTAL AVAILABLE **±5,477 SF**

TYPE **Office | Medical Office**

YEAR BUILT **2008**

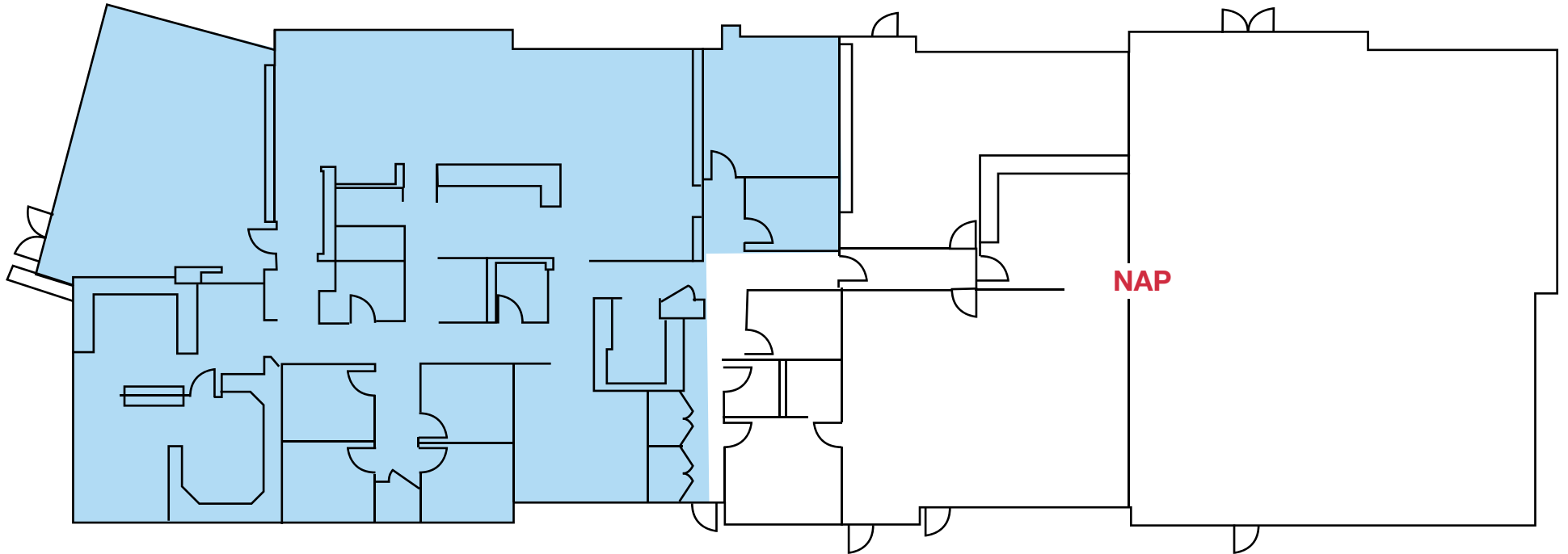


OR TEXT 22163 TO 39200

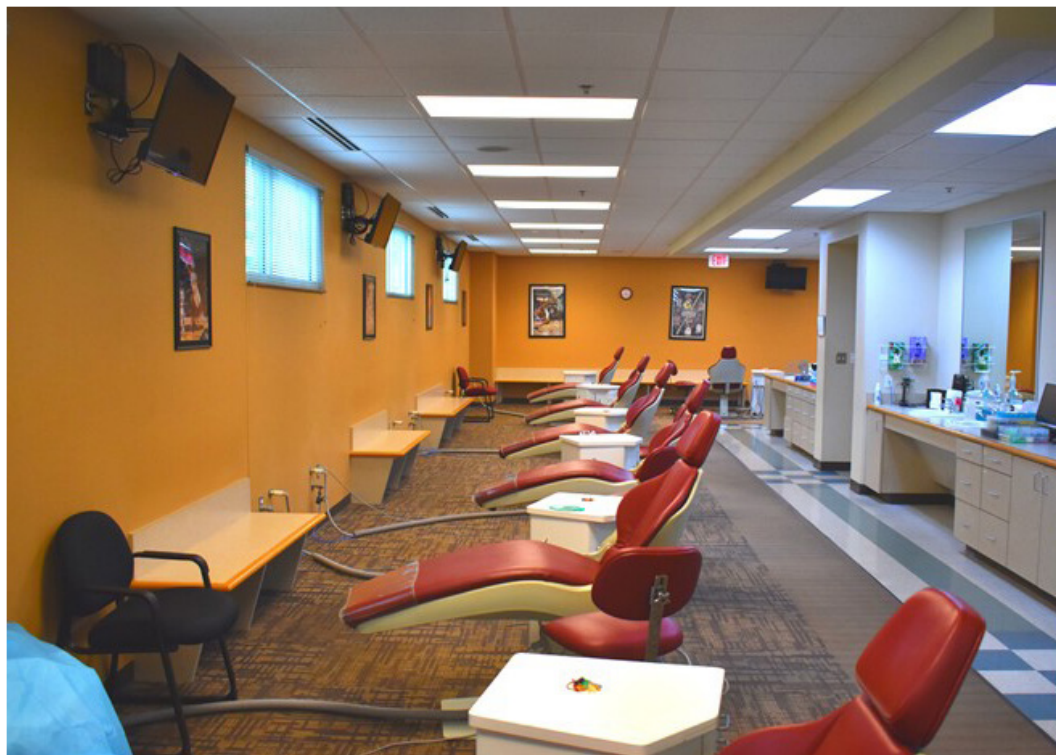
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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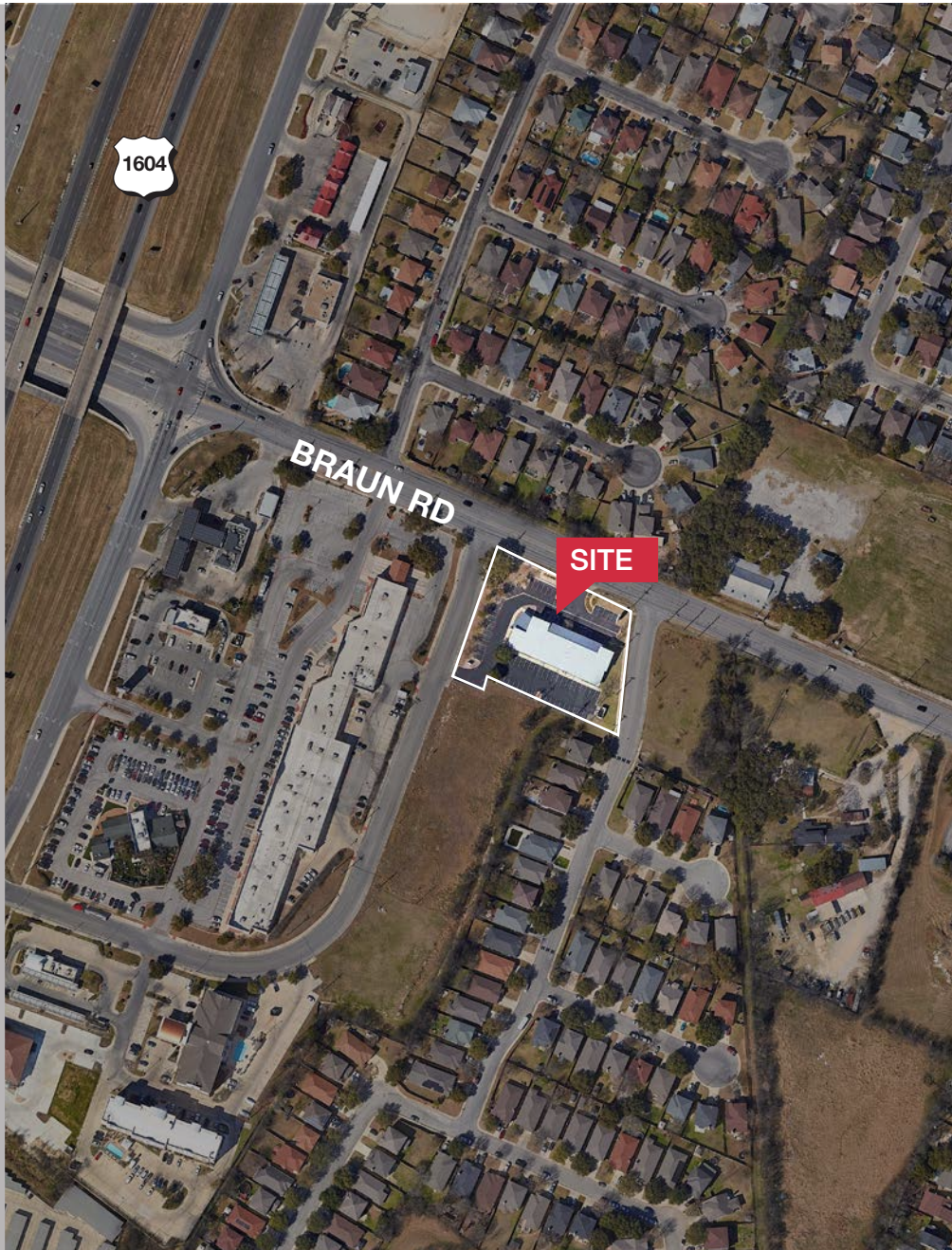
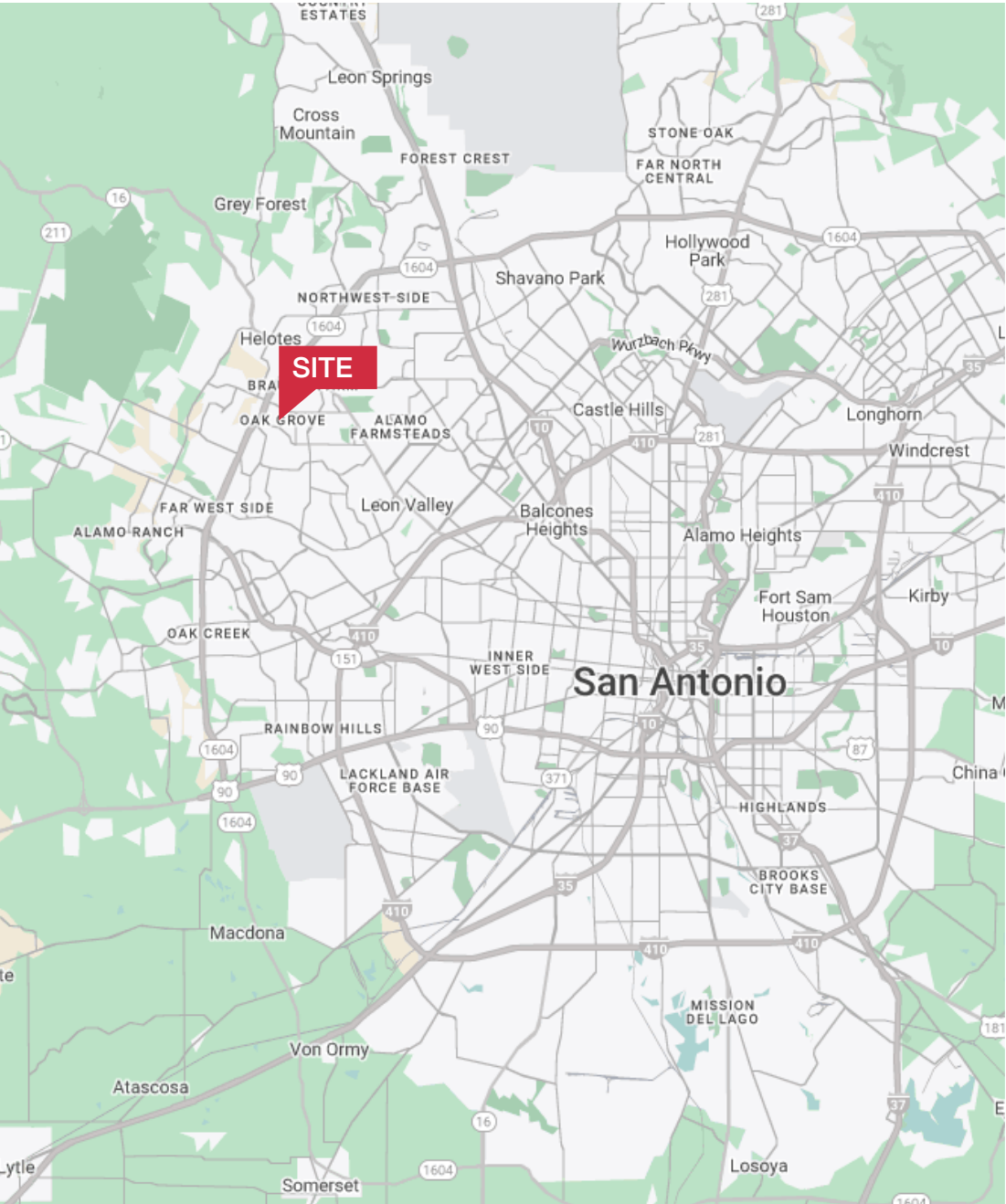
# Floorplan



FLOOR PLANS ARE NOT TO SCALE.



# Area Map



# Area Map

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

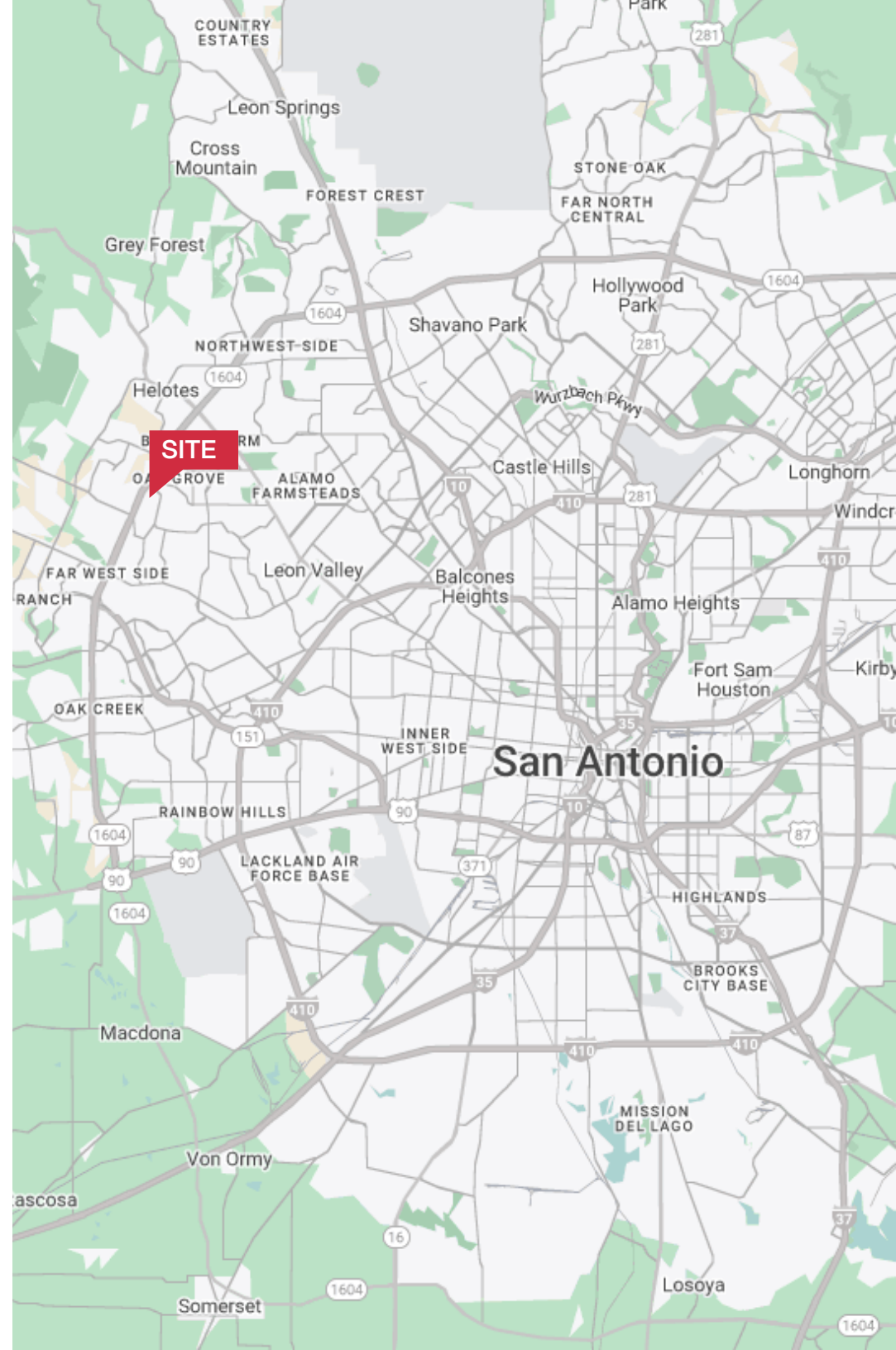


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Population	13,128	121,291	261,691
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Households	4,503	42,126	92,724
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Average HH Income	\$108,042	\$111,487	\$110,678

## Traffic Counts

<b>STREET</b>	<b>AADT</b>
W Loop 1604 N	60,880
Braun Rd.	21,620





## Distance to Major Cities

Waco, Texas	200 miles
Austin, Texas	88 miles
Houston, Texas	216 miles
Dallas, Texas	293 miles
Fort Worth, Texas	288 miles

## Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

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