

# Callaghan Corner

8002 Callaghan Rd, San Antonio, TX 78230



## Space Available

- 1,510 sf

## Features:

- Located at the southeast corner of Callaghan & IH-10
- Constant traffic flow at all hours
- Close proximity to large business centers such as USAA and the South Texas Medical Center
- Great visibility

## Traffic Counts

- IH-10 at Callaghan Rd: 240,483 VPD

Demographics	1 mile	3 mile	5 mile
Total Population	19,646	150,879	380,629
Total Households	9,239	65,446	157,075
Avg HH Income	\$53,466	\$59,454	\$65,419
Population Growth 2019-24	2.32%	4.52%	4.24%

## Area Retailers:



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

t 210.593.0777  
f 210.593.0780

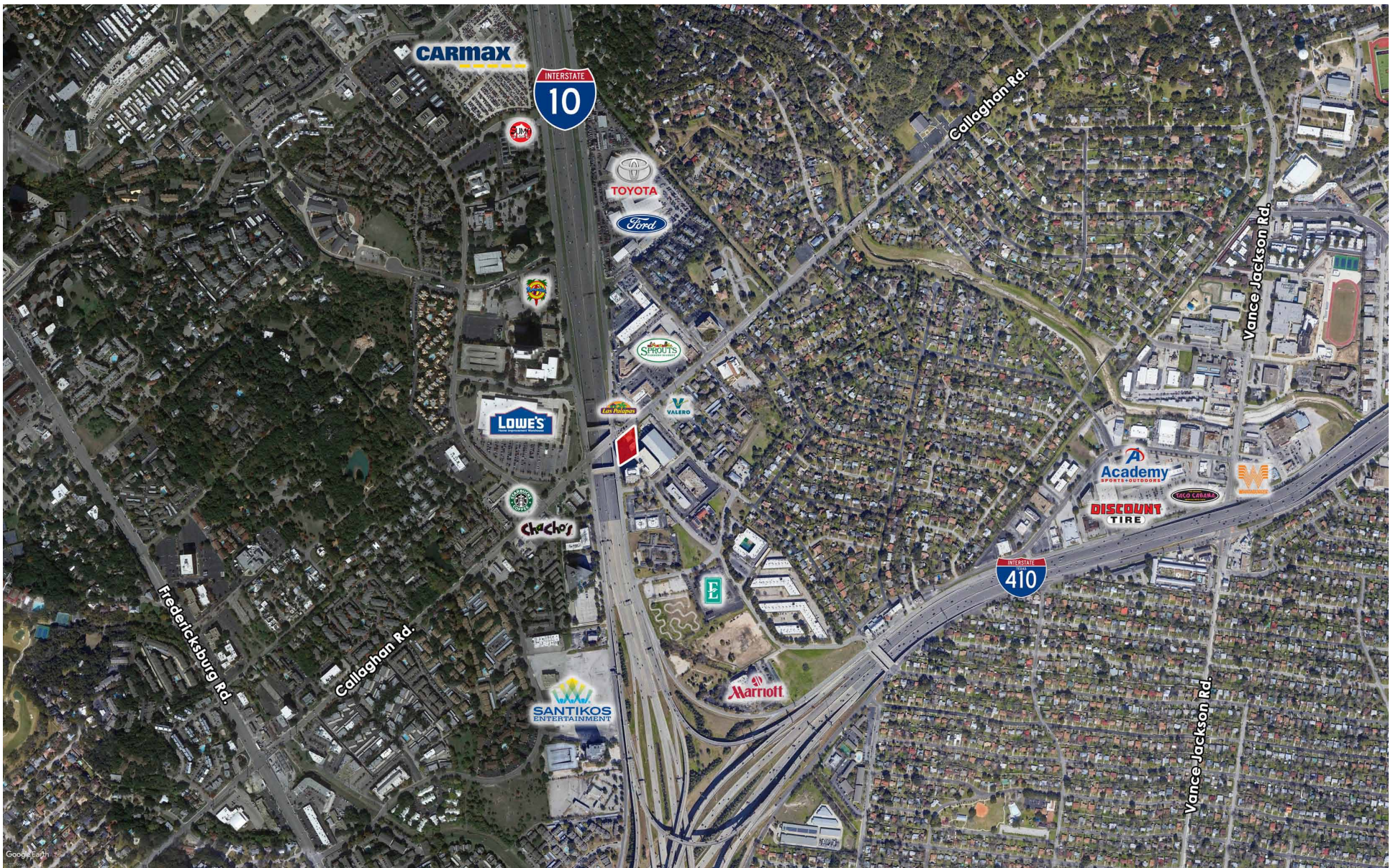
www.fulcrumsa.com

Bryan Parman  
210.844.4575  
bryan@fulcrumsa.com

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PROPERTY GROUP INC

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## Location Aerial



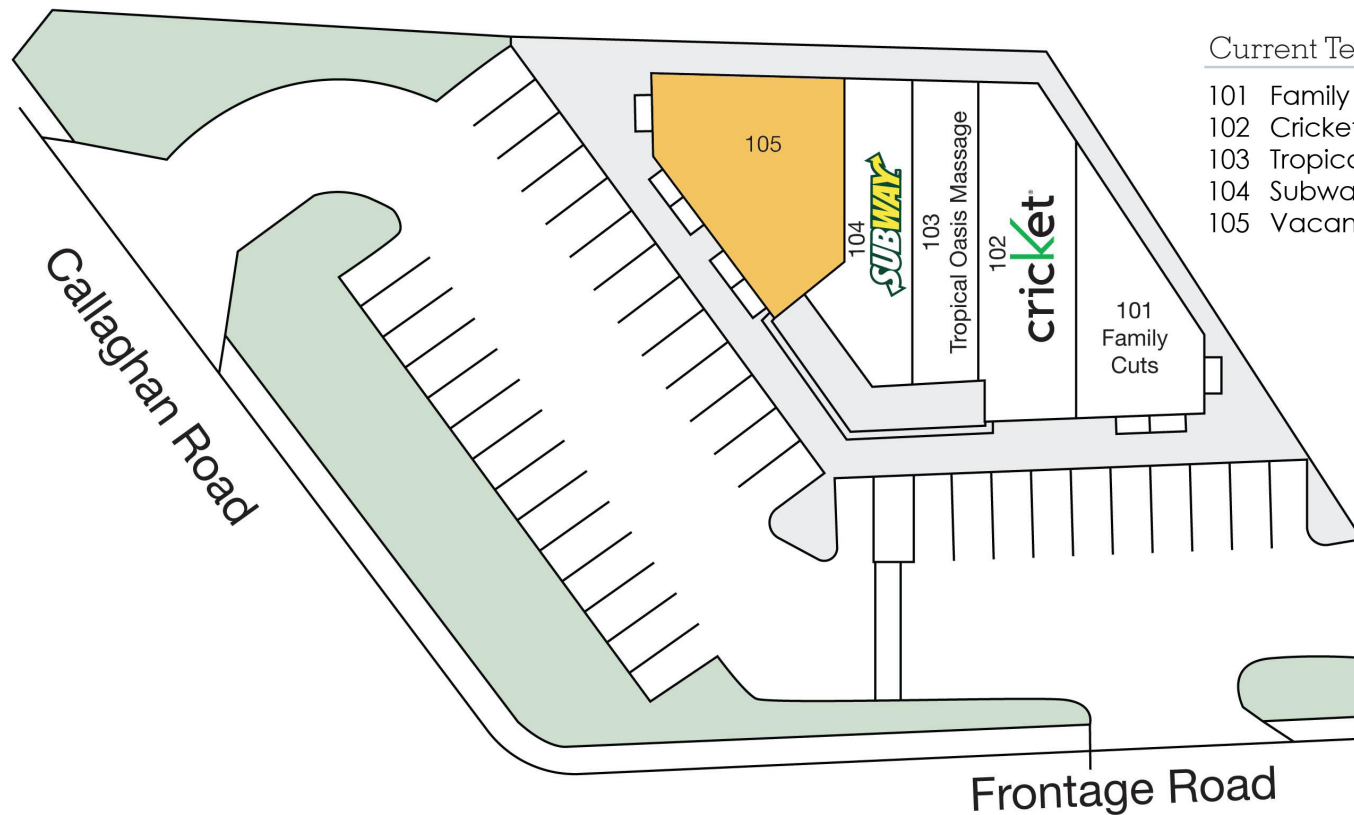
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### Current Tenants

101	Family Cuts	984 sf
102	Cricket Wireless	1,285 sf
103	Tropical Oasis Massage	1,001 sf
104	Subway	1,509 sf
105	Vacant	1,510 sf