

5203 Walzem Road

SAN ANTONIO, TEXAS 78218

SHOPPING CENTER
for lease



Overview

SPACE AVAILABLE:	2,260 SF
LOT SIZE:	.378 Acres
LEASE RATES:	Call broker for pricing

- Former Whataburger
- Unobstructed by Walzem Median
- Pylon Sign
- Close to RackSpace & I-35
- Existing Equipment Available
- Located on heavily trafficked Walzem Road
- Across from Roosevelt High School
- Proven trade area with strong national retailers in immediate area
- Easy ingress and egress
- Rare 2nd generation restaurant opportunity

BEXAR
CAPITAL

Trey Cooper
210.845.6410
trey@bexarcapital.com

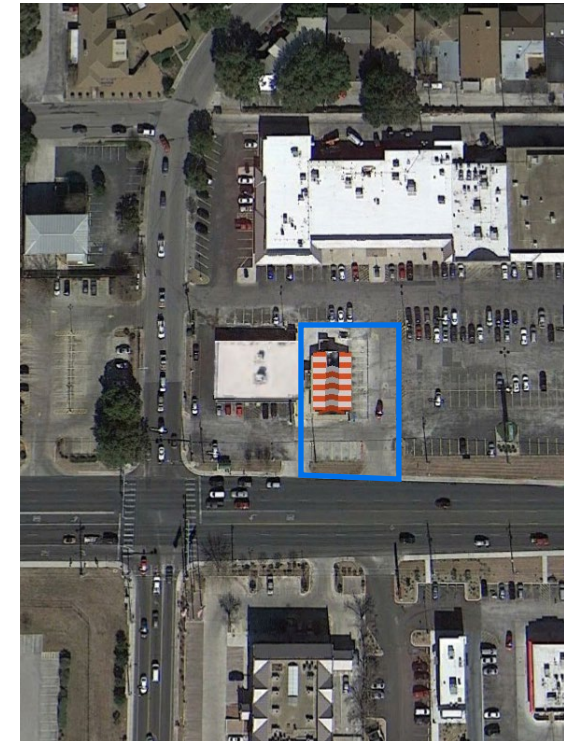
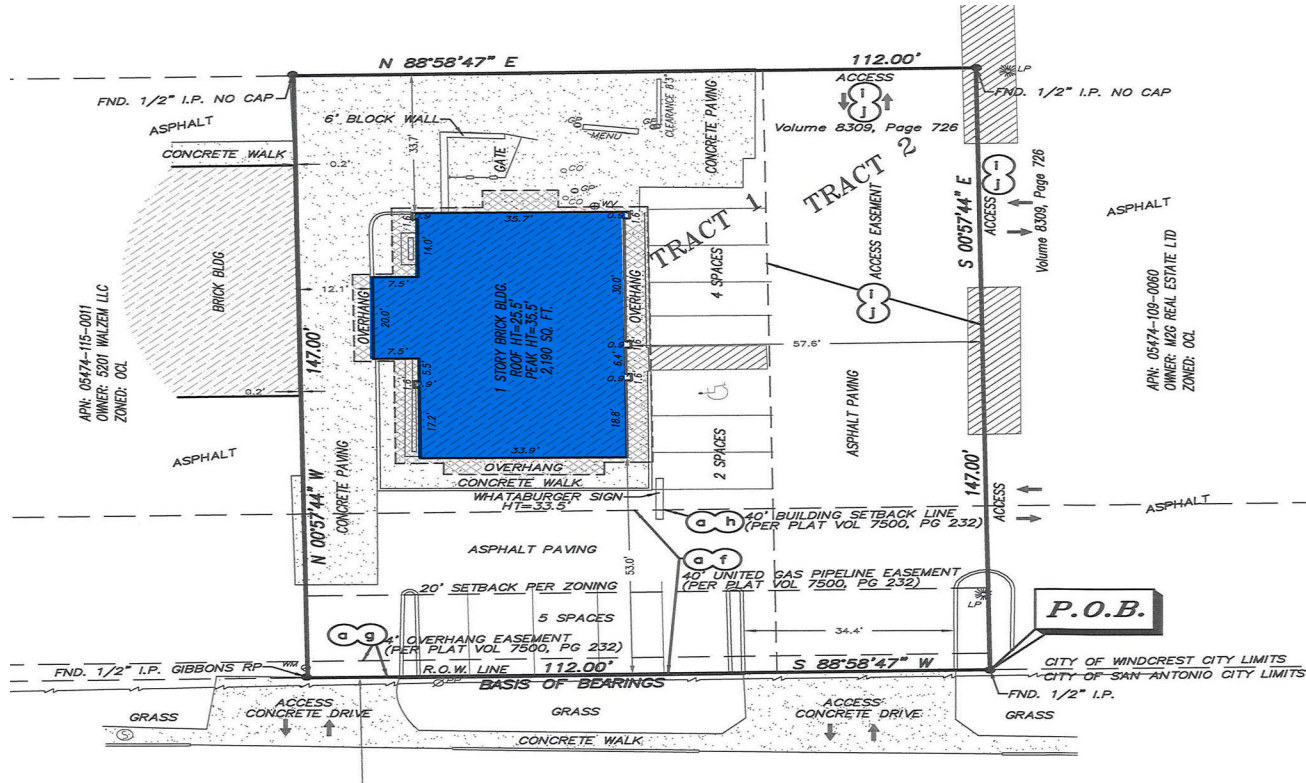
John Ostrander
210.219.9399
john@bexarcapital.com

7979 Broadway, Suite 201
San Antonio, TX 78209
bexarcapital.com

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SITE PLAN



TRAFFIC COUNTS

Loop 410: 186,083 CPD
 Walzem: 41,676 CPD

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AERIAL



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