

GREEN PLAZA

8919 MARBACH ROAD, SAN ANTONIO, TX 78227



PROPERTY DESCRIPTION

This prime retail space located at 8919 Marbach Road in San Antonio offers 1,100 square feet of versatile and highly visible commercial space. The unit is located in a bustling shopping center and benefits from high foot traffic and an established customer base. Boasting a modern and sleek exterior, this space provides an excellent opportunity for retailers or businesses looking to establish a presence in the thriving San Antonio market. The unit features large storefront windows, ideal for displaying merchandise and capturing the attention of passersby.

PROPERTY HIGHLIGHTS

- Highly visible with modern and sleek exterior design
- 1,100 square feet of versatile and open commercial space
- Large storefront windows for maximum visibility and product display
- Flexible layout for easy customization to suit various business needs
- Ample parking for customers and employees
- Convenient access from major highways

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	1,100 SF
Building Size:	11,050 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	516	1,776	6,573
Total Population	1,387	5,125	19,471
Average HH Income	\$56,802	\$58,798	\$57,312



CORRIDOR

Each office independently owned and operated

ANTHONY LAGRED

Dir, RE/MAX CCG

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TX #664432

VICTORIA AGUIRRE

Senior Associate

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TX #682061

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209 S. Main Street
Cibolo, TX 78108

FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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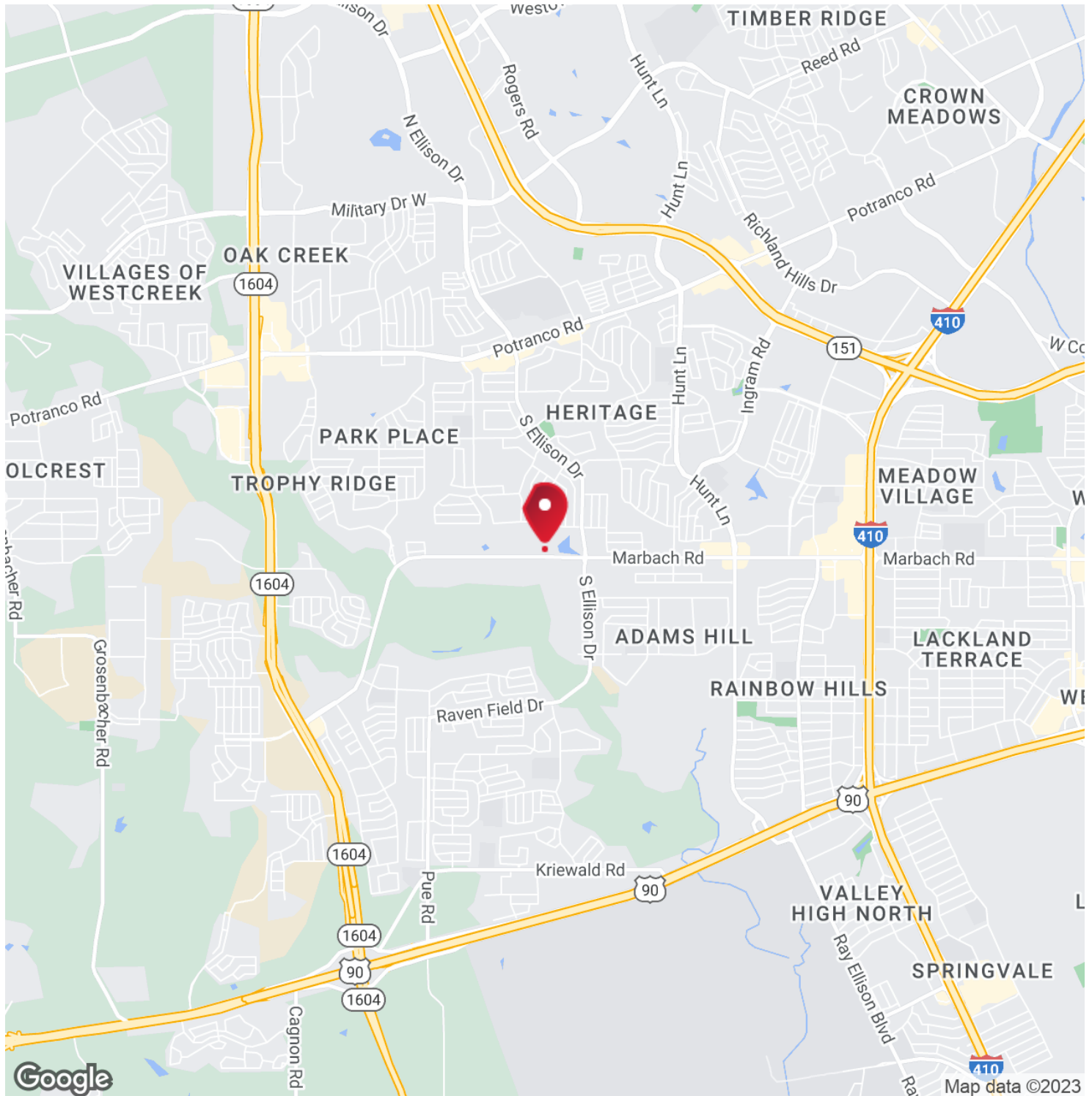
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LOCATION MAP

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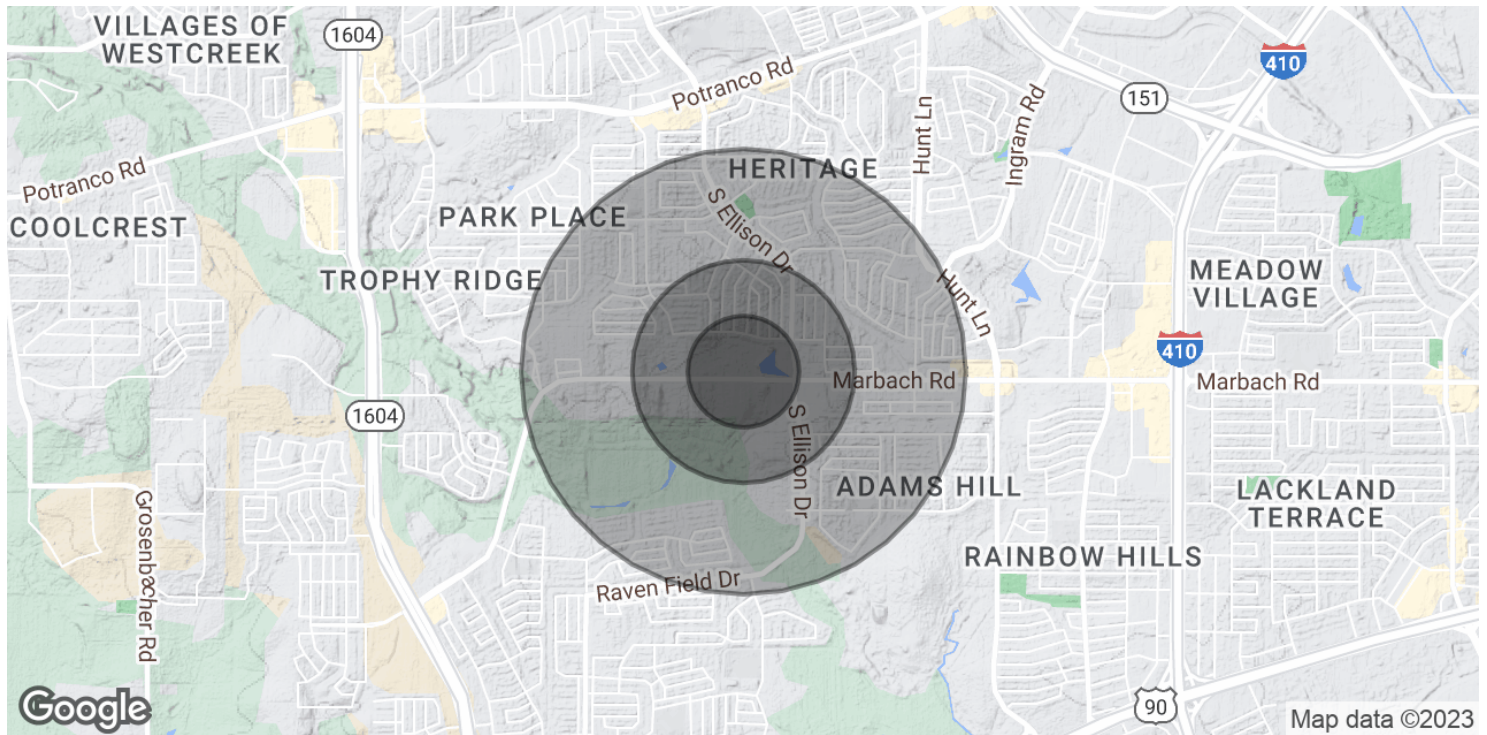
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,387	5,125	19,471
Average Age	30.7	30.6	31.4
Average Age (Male)	29.7	28.2	29.3
Average Age (Female)	31.3	31.4	32.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	516	1,776	6,573
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$56,802	\$58,798	\$57,312
Average House Value	\$156,889	\$137,705	\$125,223

* Demographic data derived from 2020 ACS - US Census



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