

SPACE AVAILABLE

# HUNTINGTON SQUARE

4050 W LOOP 1604 | SHAVANO PARK, TEXAS | 78231

Huntington Square offers retail space located on Loop 1604 W and NW Military. The center features excellent visibility with over 107,000 VPD. Huntington Square features upper floor retail with 1604 frontage visibility as well as lower-level opportunities.



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# HUNTINGTON SQUARE

SHAVANO PARK, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

It has great visibility on Loop 1604 with more than 144,944 cars per day.

*B. BABCOCK*

”

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,701	56,212	194,340
Household Income	\$166,071	\$136,348	\$113,061
Households	2,279	24,922	84,192
Median Age	34.8	37.5	34.9

## DESIRED USES

- Medical Office
- Office/Training Facilities
- Restaurant
- Title Company
- General Retail

## PROPERTY HIGHLIGHTS

- 1 Strong TI package available** for well qualified tenants for rear shell space
- 2 Medical Office** level pre-plumbed.
- 3 Access to 1604** with a planned road connection from Pond Hill to Paesanos Pkwy.
- 4 Signage on Loop 1604** with excellent visibility.

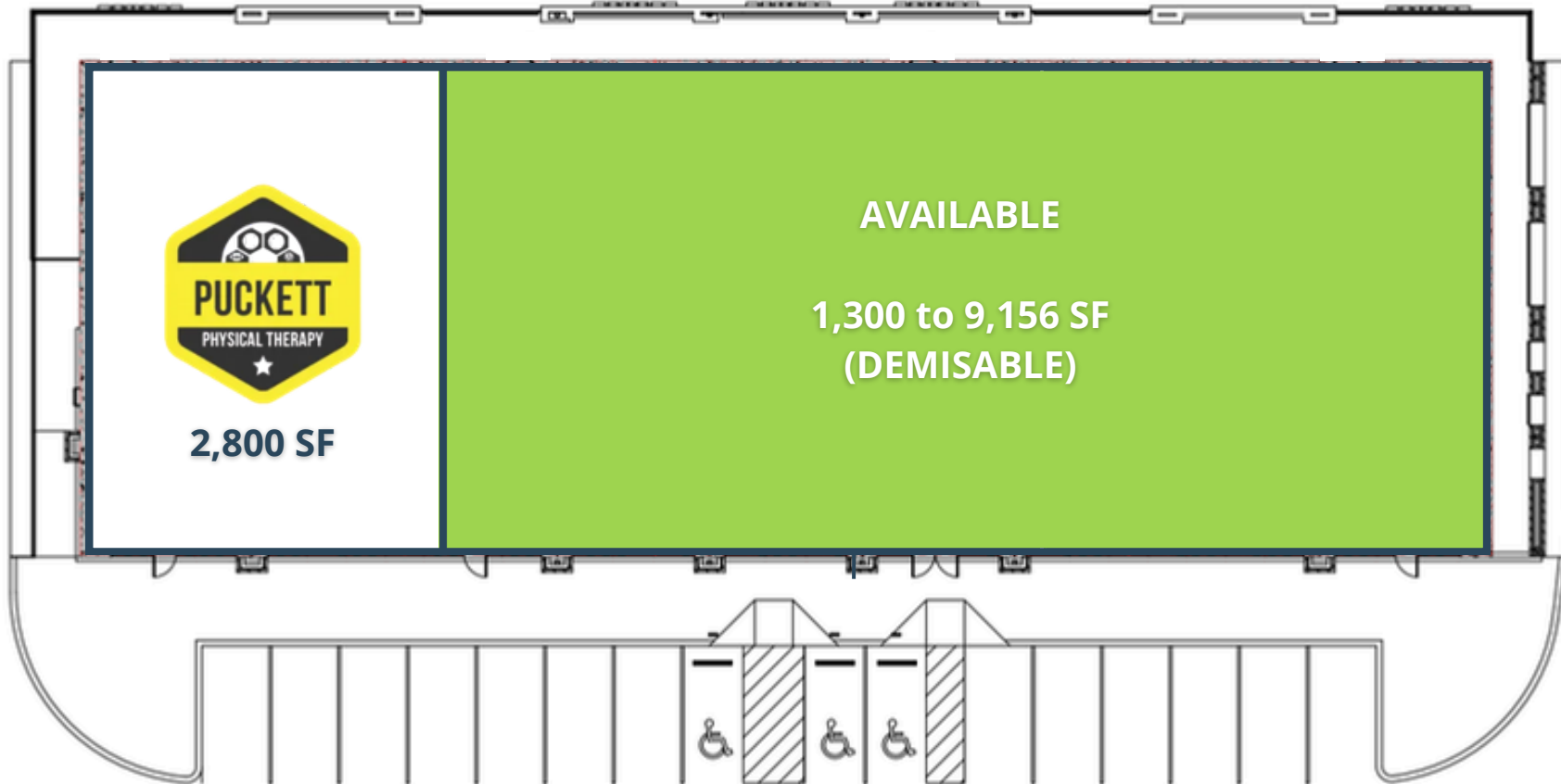


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SHAVANO PARK, TEXAS

## LOWER LEVEL



### AVAILABLE SPACE: LOWER LEVEL

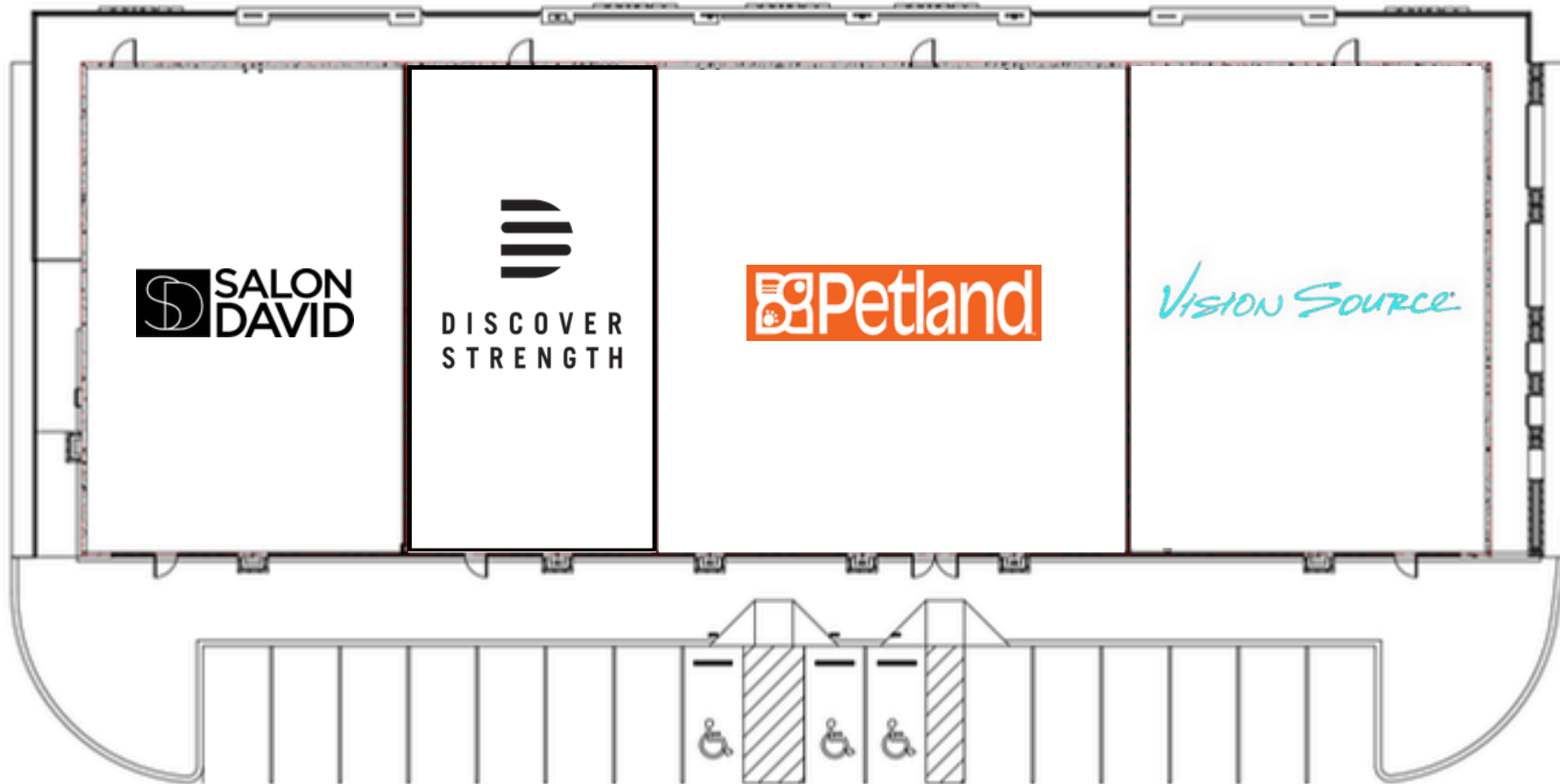
Suite Number	SF	Condition
Suites 105-109	1,300 - 9,156 Sf	Shell Condition- Demisable



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## AVAILABLE SPACE: GROUND (UPPER) LEVEL

Suite Number	SF	Condition
All Suites		100% Leased



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Highly visible shopping center with high traffic counts, and easy access off and on Loop 1604.

Class A shopping center, with large pylon signage that is seen by 144,944 VPD.



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SHAVANO PARK, TEXAS



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SHAVANO PARK, TEXAS



MARTIN MARIETTA  
BECKMAN QUARRY

BAPTIST  
NEIGHBORHOOD HOSPITAL

LIVING  
SPACES

SHAVANO PARK  
TENNIS CLUB

Exxon

Merit  
COFFEE CO.

Cornerstone  
CHRISTIAN SCHOOLS

Presidio Heights  
(224 Homes)

N. LOOP 1604 W. (68,656 AADT)

LOOP  
1604

Shavano Park  
(1,505 Homes)

Shavano Park  
(1,505 Homes)

FM 1535 (5,192 AADT)

## HILL COUNTRY PLAZA

CHASE

Freddy's  
STEAKBURGERS

Willie's  
GRILL &  
ICEHOUSE

WARHAMMER

LESLIE'S

Academy  
SPORTS+OUTDOORS

Las Palapas

Starbucks

McALISTER'S  
DELI

WHATABURGER

generations  
federal credit union

FORESITE  
COMMERCIAL REAL ESTATE

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