

**2770 E Evans Rd., San
Antonio, Texas 78259**

**1935 Square Foot
Second Gen Dental
Space for Lease**



**Contact Aashiq Jivani
for Pricing**

**Almond Property
Management**

**NNN Lease
Class A Retail Strip Center**



210-426-2593



San Antonio, Texas, USA



AlmondPManagement@gmail.com

Encino Pointe | 2770 E Evans Rd, San Antonio, Texas 78259

OVERVIEW

Feature	Details
Total Area	1,935 sq ft
Parking	40 parking spaces
Ideal For	This space is currently configured as a dental office but is ideal for medical, wellness, therapy, or other licensed professional uses. The location offers strong visibility, excellent access, and immediate proximity to a growing, affluent residential base.
Information	This property is in a dense residential area in Stone Oak with proximity to the major retail corridor of Highway 281. The center is located on a hard corner and on a signalized intersection. Currently zoned C -2NA (Commercial Non-Alcoholic Sales), this site offers the full flexibility of standard C-2 zoning for retail, medical, personal or service-based businesses—with the benefit of a quiet, alcohol-free environment.

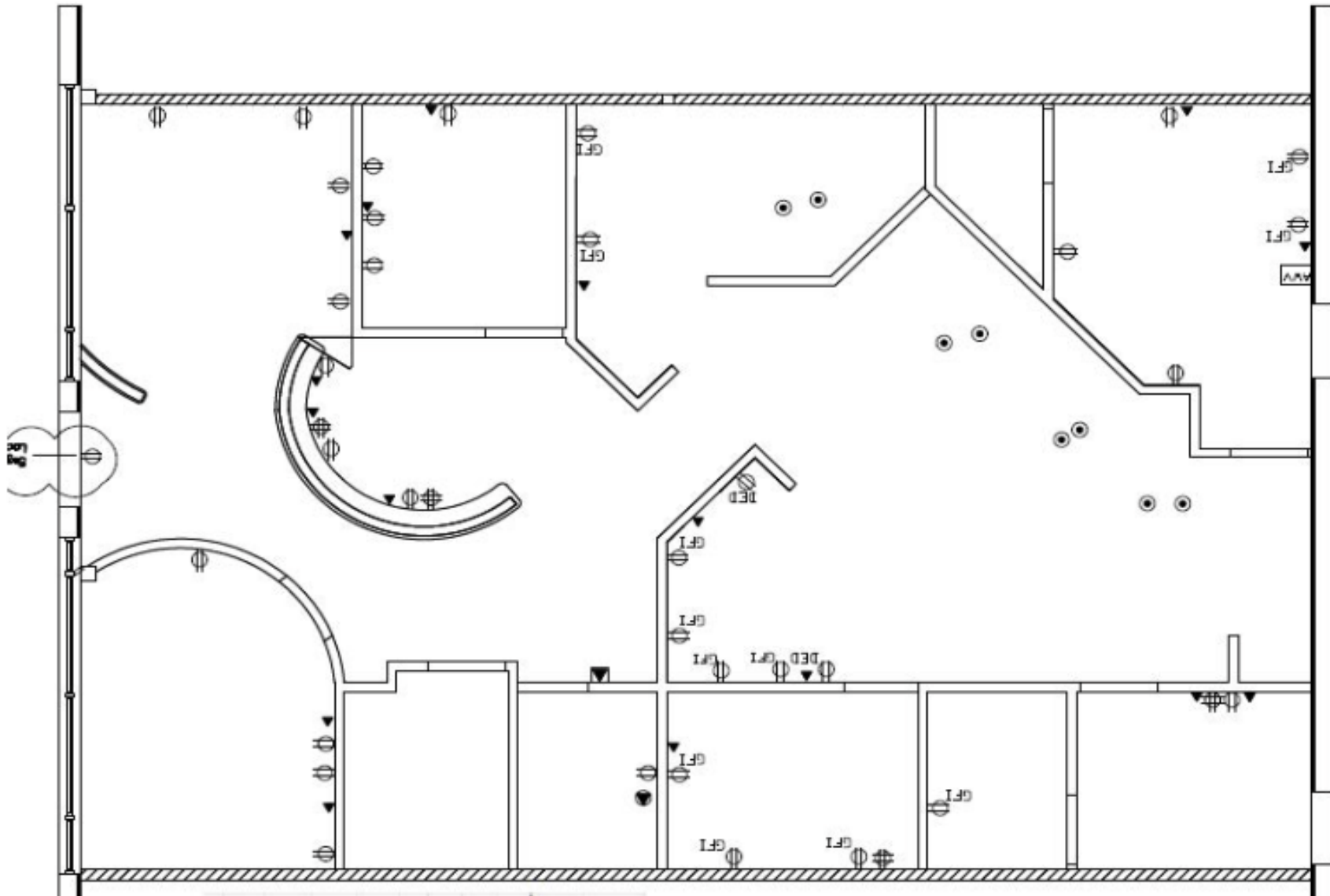


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Additional Information

Feature	Details			
Location	Located at Encino Pointe: Minutes from Highway 281 North Surrounded by Established Residential Neighborhoods Walking Distance to Tejeda Middle School and Encino Rio Elementary Adjacent to U.S. Post Office Convenient, High-Traffic Community Hub in Far North San Antonio			
Traffic	Positioned Along Area’s Major Retail & Traffic Corridor: Features Direct Access and Excellent Visibility from Highway 281 with Daily Traffic Counts of more than 20k Vehicles.			
Demographics	Population	1-mile	3-miles	5-miles
	2024	11,262	78,223	192,752
	2029	12,069	83,950	205,709
Income	Income	1-mile	3-miles	5-miles
	2024 average	\$101,478	\$100,451	\$97,556





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