

# UNIVERSITY HEIGHTS COMMONS

SAN ANTONIO, TX | HAUSMAN ROAD AND I-10 | 5638 HAUSMAN ROAD



Dynamic trade area with some of the strongest daytime population numbers in San Antonio. Excellent opportunity for restaurant, medical or service-oriented retailers. Within reach of numerous major employment centers including UTSA, Valero Energy Headquarters, USAA Headquarters and the South Texas Medical Center. Hausman Road improvements were recently completed and now provide 4 lanes of traffic from I-10 to Loop 1604. New punch-thru road connecting Hausman to UTSA Blvd. expected to be open by summer 2019. 2<sup>nd</sup> generation restaurant end cap with large patio now available.

**CENTER SIZE:** 15,389 SF

**AVAILABLE SF:**

SUITE 105: 4,165 SF [2<sup>ND</sup> GEN. RESTAURANT]

SUITE 102: 1,784 SF

SUITE 101: 2,662 SF

\*SUITES 101 + 102 CAN BE COMBINED FOR 4,446 SF CONTIGUOUS

**LEASE RATES:** CALL FOR RATES

**NNN:** \$8.00 PSF

**AREA RETAILERS:**



**THE HOME DEPOT**

**TRAFFIC GENERATORS:**



**DEMOGRAPHICS:**

	1 MILE	3 MILE	5 MILE
2018 Population	14,300	92,506	252,898
2018 Daytime Population	23,153	148,375	320,903
2018 Average HH Income	\$76,275	\$84,961	\$87,190
2018 Median HH Income	\$61,454	\$65,007	\$64,769

**TRAFFIC COUNTS:**

I-10: 189,048 VPD  
 Hausman Road: 11,840 VPD

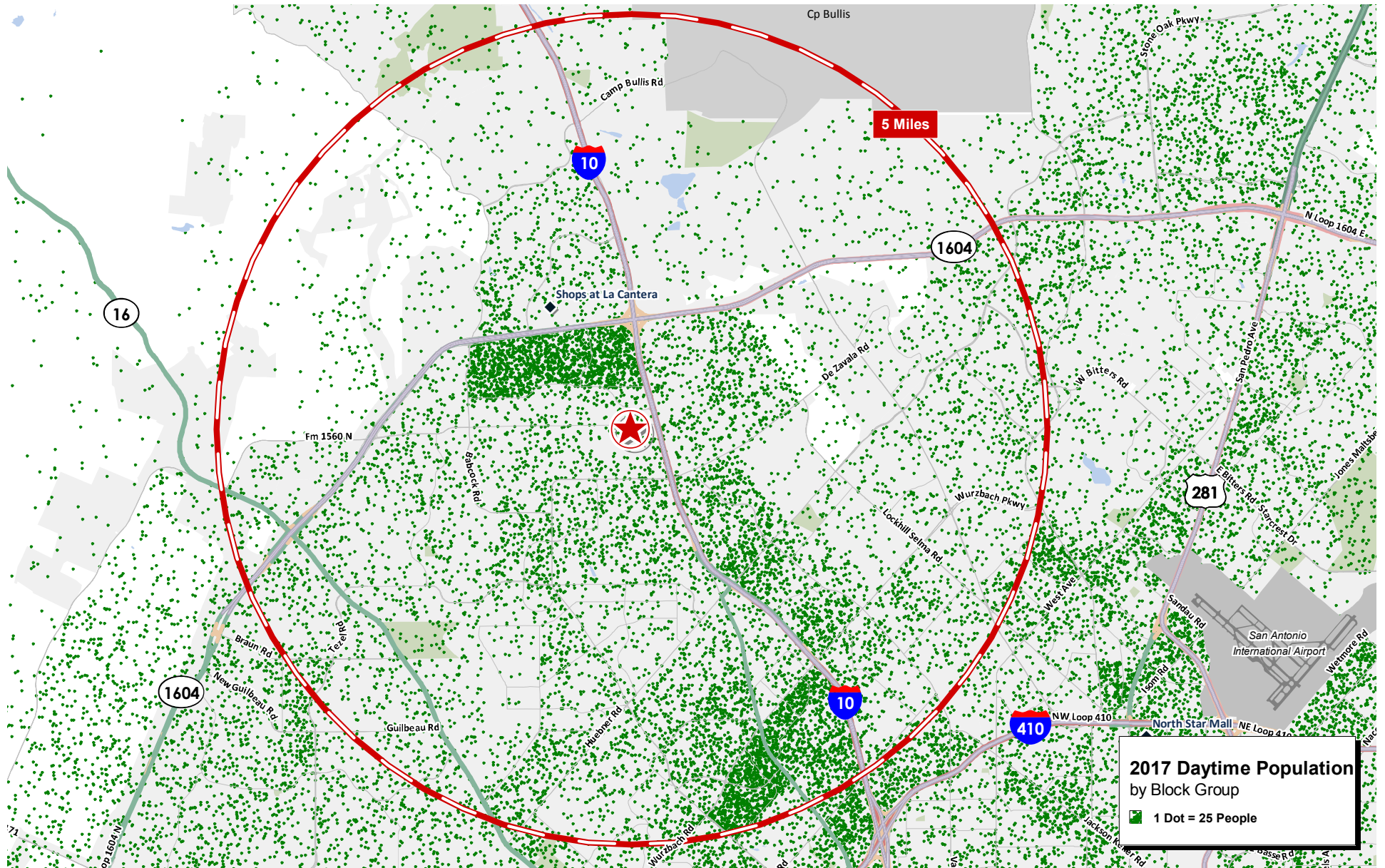


**FOR MORE INFORMATION, PLEASE CONTACT:**

**EDDIE KOPFLOW**  
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THE **retail** CONNECTION

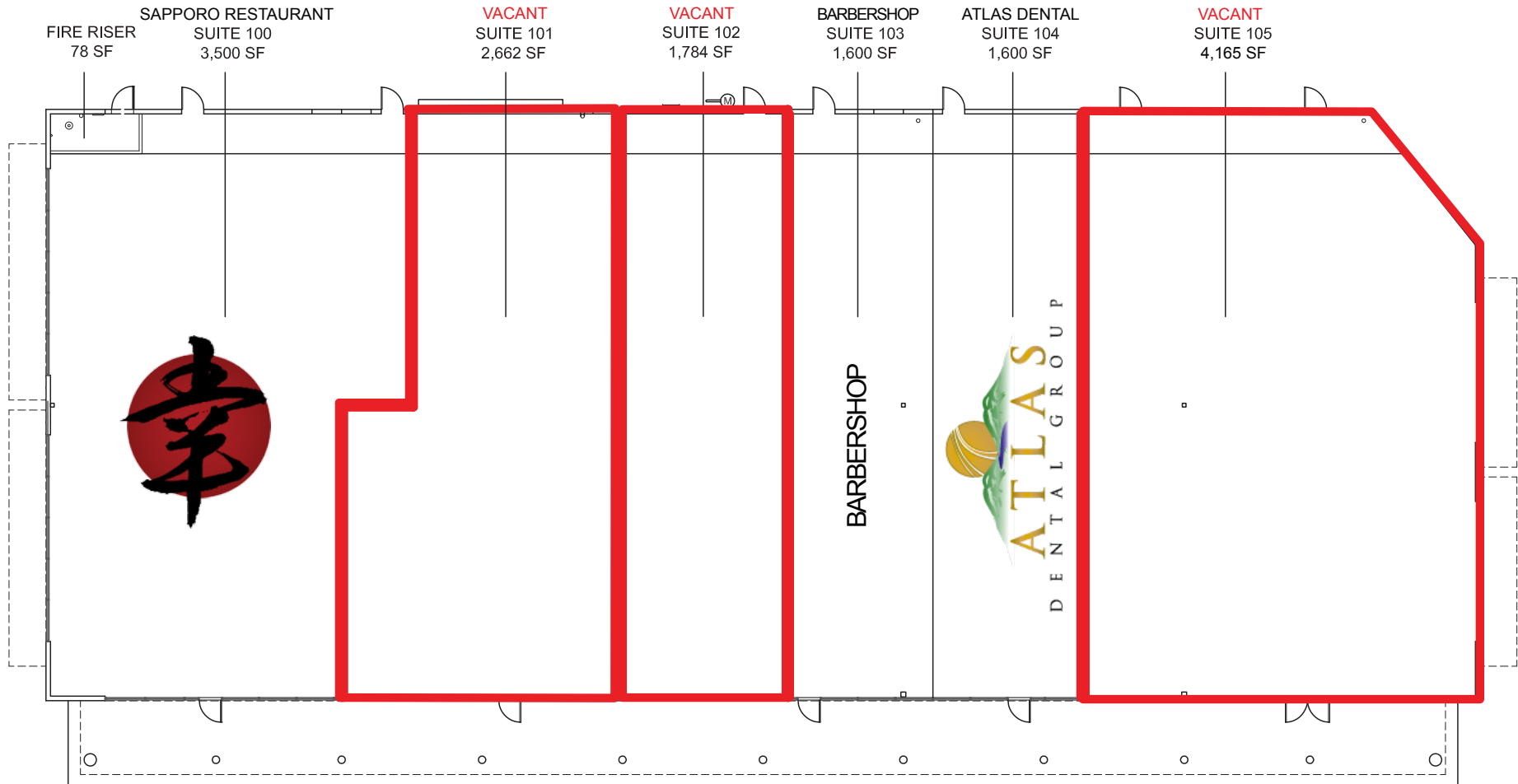
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#### AREA SUMMARY

SUITE 100	SAPPORO	:	3,500 SF
SUITE 101	VACANT	:	2,662 SF
SUITE 102	VACANT	:	1,784 SF
SUITE 103	BARBERSHOP	:	1,600 SF
SUITE 104	ATLAS DENTAL	:	1,600 SF
SUITE 105	VACANT	:	<b>4,165 SF</b>
Fire Riser Room	:		78 SF
<b>TOTAL BUILDING AREA</b>	:		<b>15,389 SF</b>

