

# SUMMARY

20642 Stone Oak Parkway, San Antonio, TX 78258



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	3
<b>LEASE RATE:</b>	\$19 NNN
<b>LOT SIZE:</b>	36,416 SF
<b>BUILDING SIZE:</b>	7,980 SF
<b>ZONING:</b>	C-2S

## PROPERTY OVERVIEW

For Lease 20642 Stone Oak Parkway

## PROPERTY HIGHLIGHTS



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## LOCATION

Property is located in Stone Oak Pkwy and has easy access to and from US HWY 281 and Loop 1604.

## DESCRIPTION

Second generation medical space, equipped with (2) two offices, (4) four exam rooms, large reception/waiting area, and (4) four large open areas for treatment or equipment.

## HIGHLIGHTS

- PRIME LOCATION!
- Ideal for medical or general office purposes
- Masonry building with metal roof
- Frontage with Stone Oak Pkwy
- Ample parking (34 Parking Spaces)
- Close proximity to the Stone Oak Medical Area
- Outstanding traffic counts and demographics
- Near popular Village of Stone Oak Shopping Center

Building Size: Total of ± 8,575 AC

Land Size ± 0.836

Zoning: Zoned C-2S (Specific Use for Animal Clinic) Co SA

Space Available: ±2,702 RSF

Lease Rate Base rent: \$19.00 + NNN (\$8.22) / SF / YR

Lease Term: 3-5yrs

Square Feet 2,702 sq.ft

NNN \$8.22 per year

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## ADDITIONAL PHOTOS

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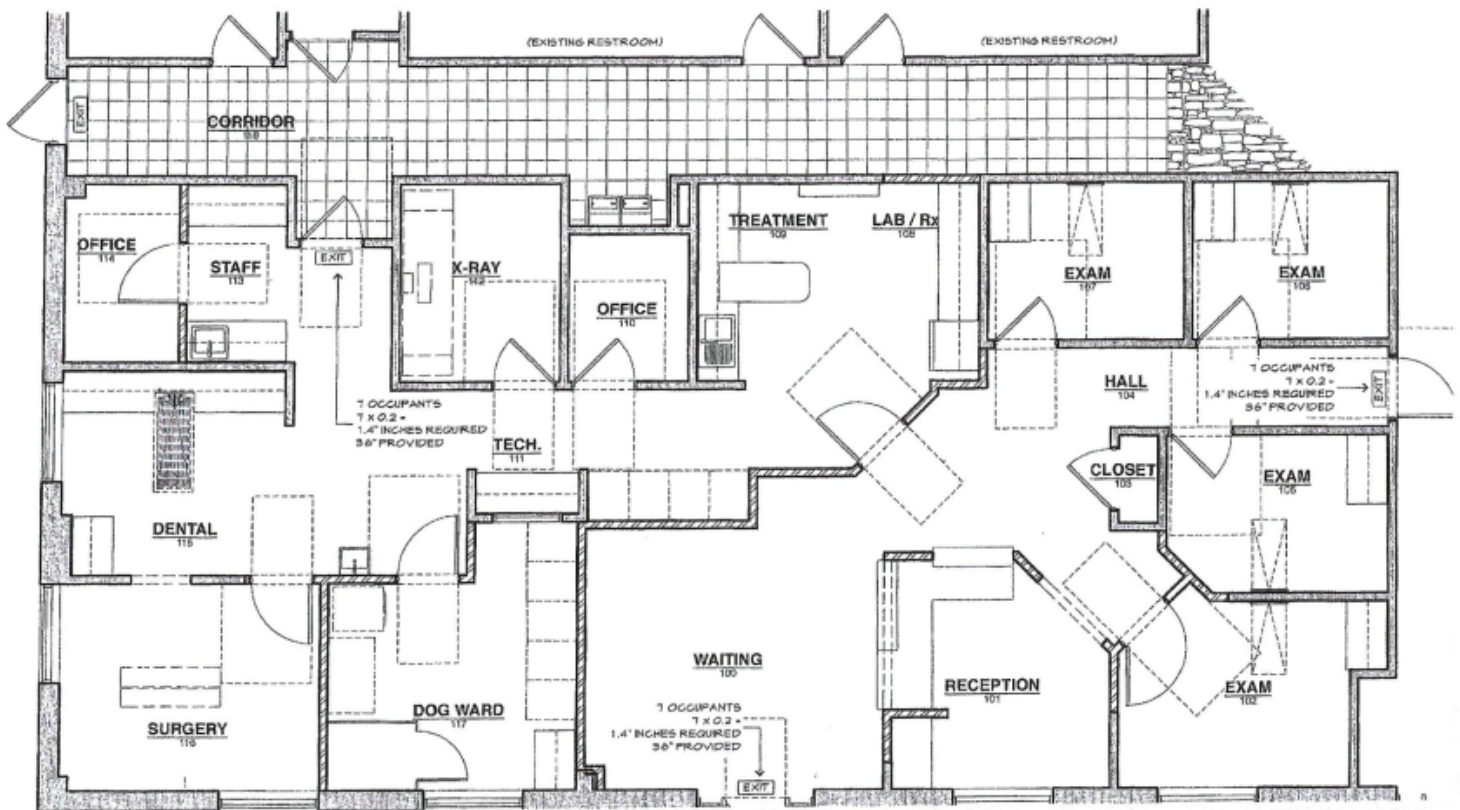
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# FLOOR PLAN

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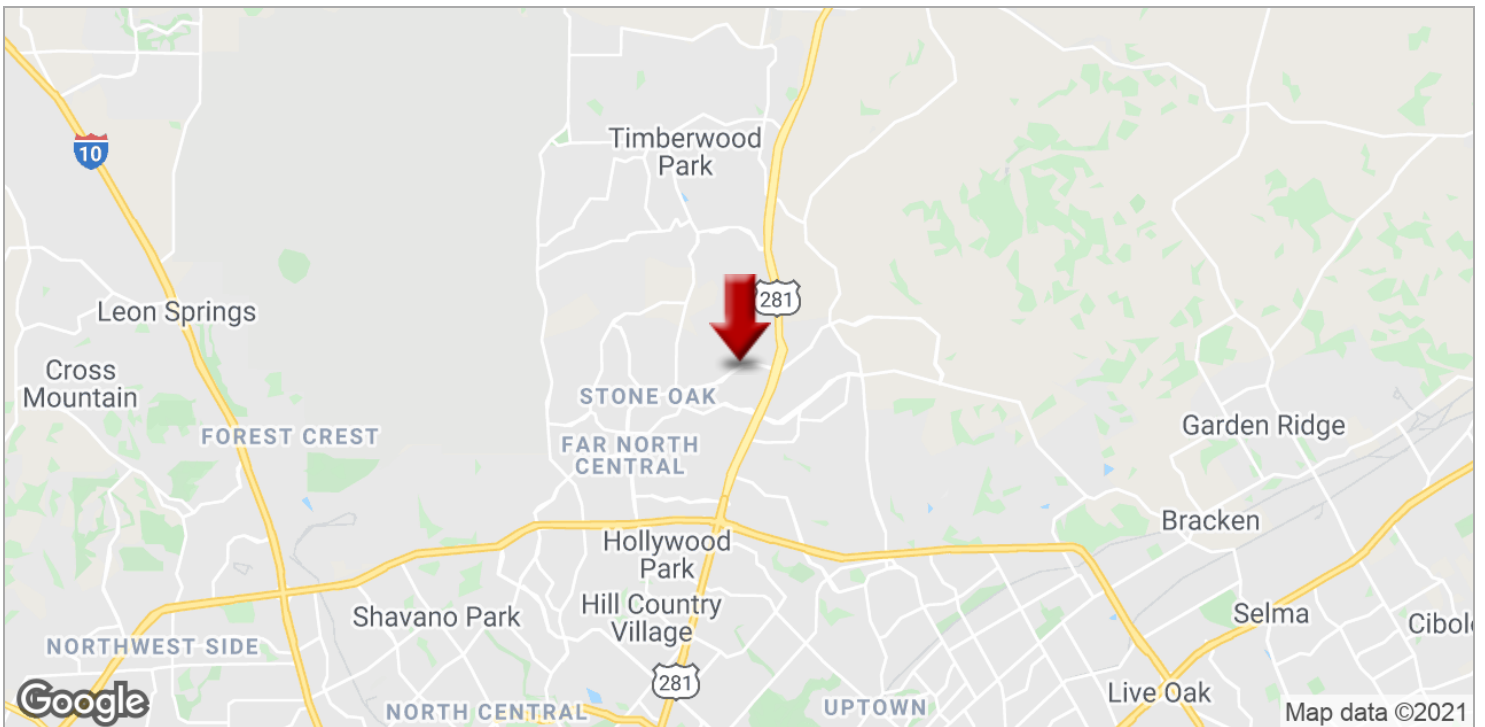
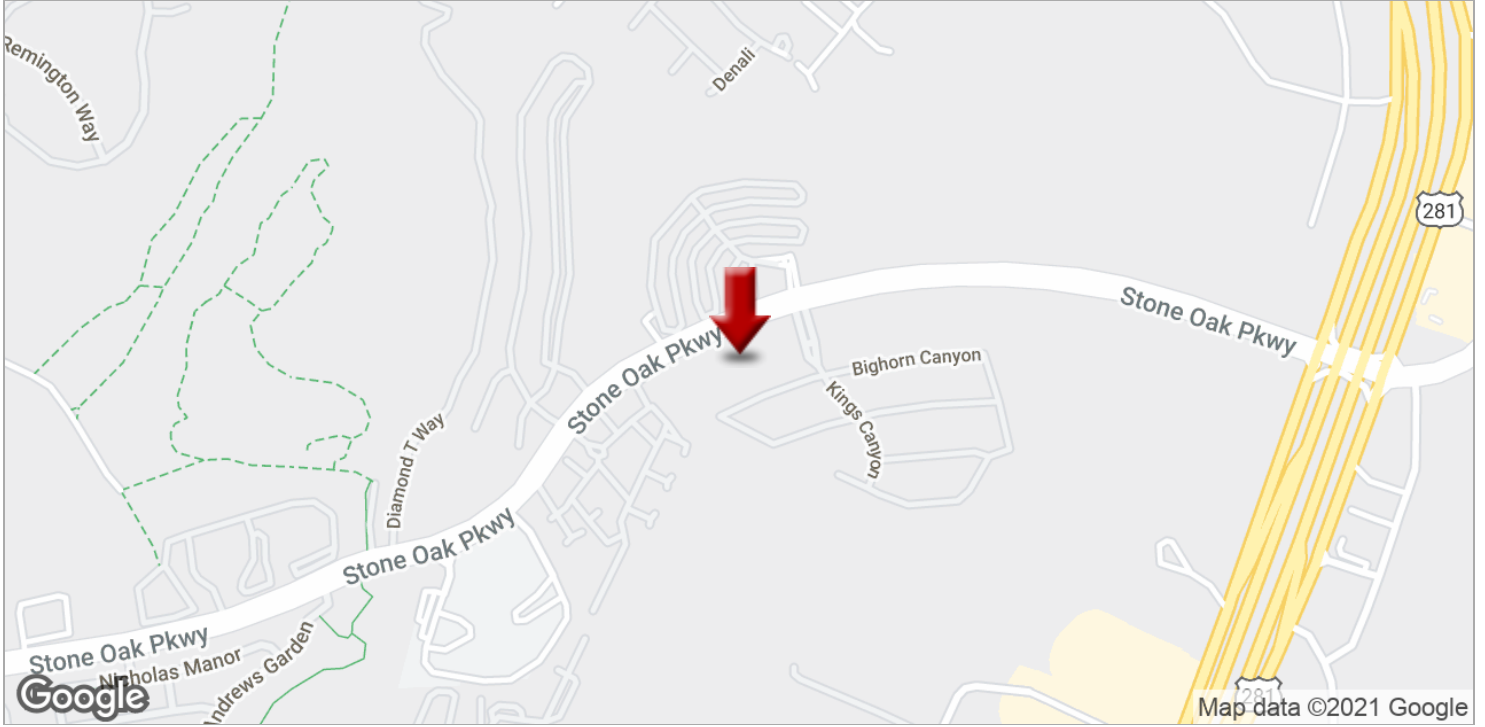
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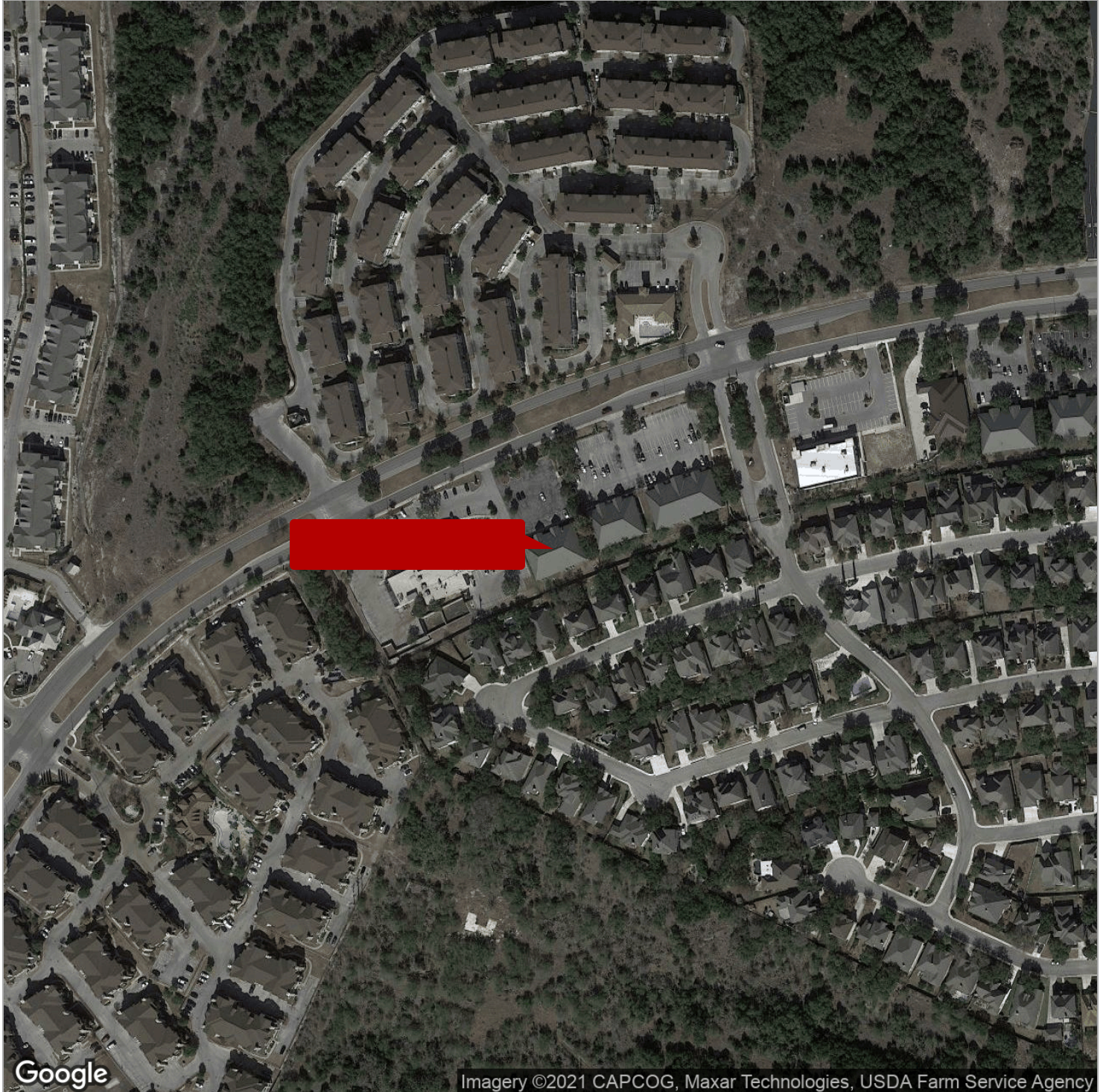
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# OFFICE FOR LEASE

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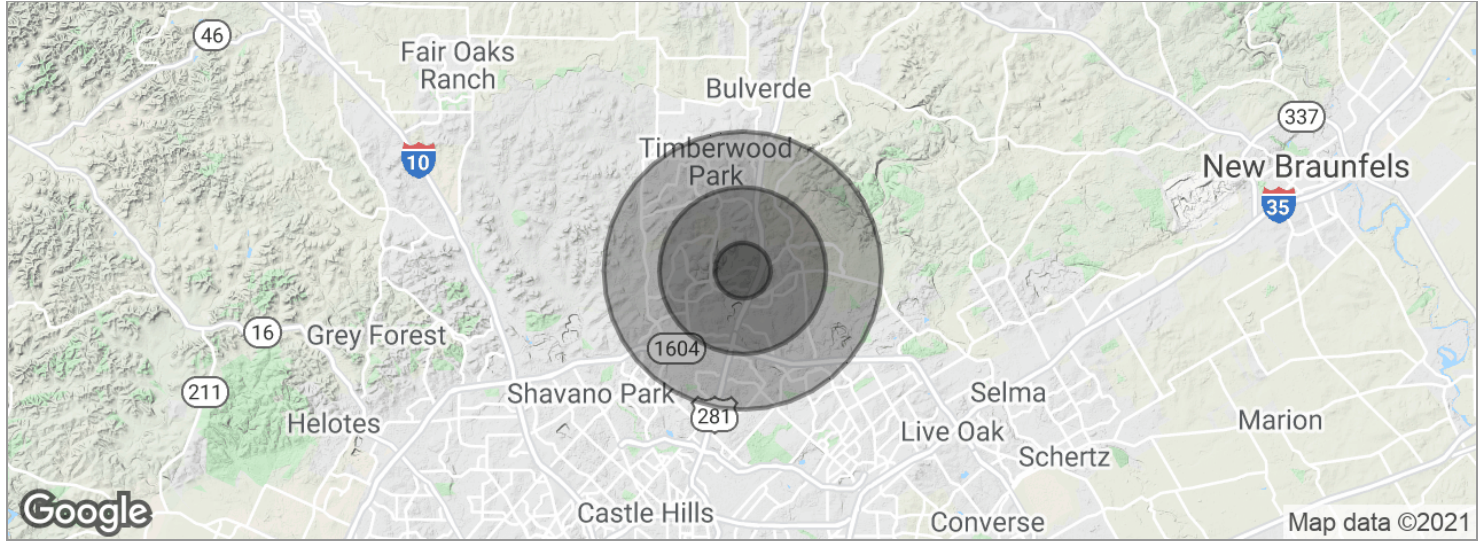
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,815	53,838	121,981
Median age	34.6	34.3	35.6
Median age (male)	35.0	34.4	35.4
Median age (Female)	34.8	34.2	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,683	18,302	43,565
# of persons per HH	2.9	2.9	2.8
Average HH income	\$122,484	\$113,306	\$108,969
Average house value	\$321,137	\$274,998	\$269,289

\* Demographic data derived from 2010 US Census

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