## FOR LEASE 5738 Babcock Rd, 78240

### **Convenience Plaza**

Retail Center \$18- \$20/SF NNN

### Available 4,600 SF





Laurentiu Popa 21750 Hardy Oak Blvd Ste.102-105 San Antonio, TX 78258 Impopa@ljgcom.com (210)844-3795

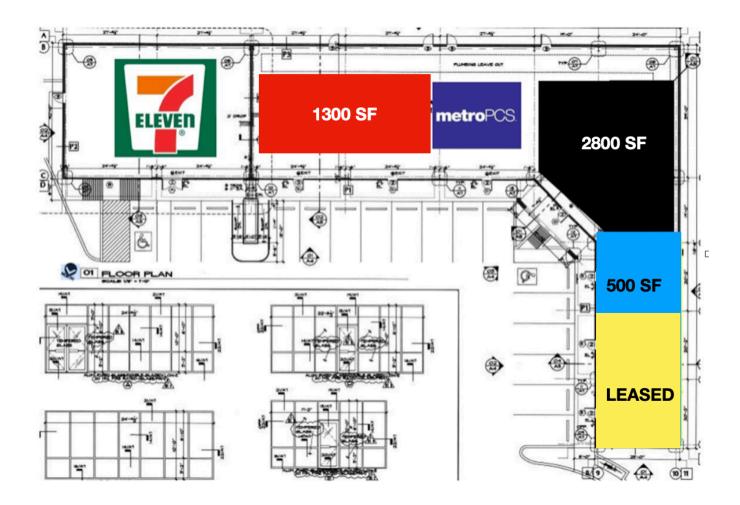
- Location Busy Medical Center Intersection at Huebner and Babcock
- Great Demographics with easy access to Airport and Downtown.
- ♦ Prime Hard Corner



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### FLOOR PLAN



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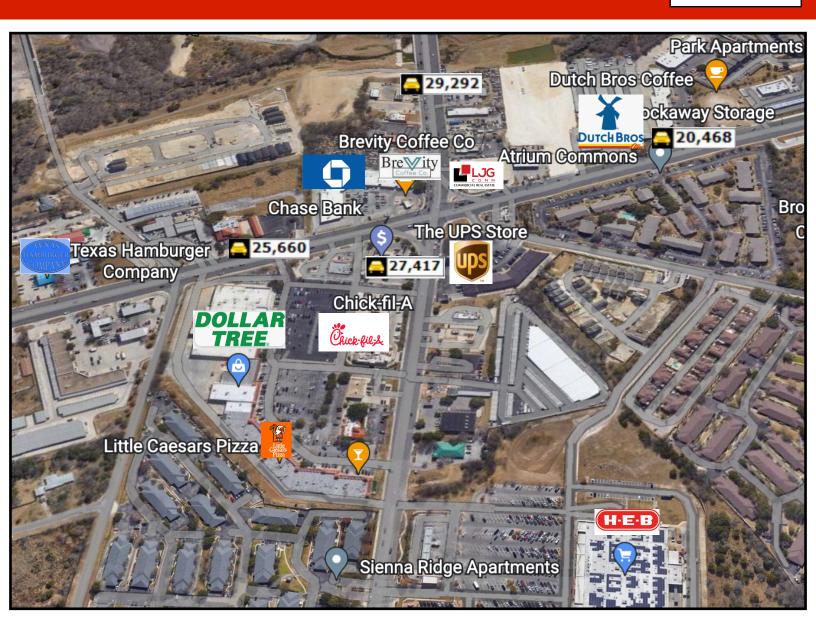


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SUITE	RSF	TENANT
102	LEASED	7ELEVEN
103	1300	AVAILABLE
105	LEASED	METRO PCS
106	2800	AVAILABLE
107	500	AVAILABLE
108-109	LEASED	NATURAL Z
		ICE CREAM

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#### **Major National Retailers**

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- ♦ Chase Bank
- ♦ HEB
- UPS
- Chick Fil A
- ✦ LA Fitness
- Dutch Bros





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			Count	Avg Daily
	Street	Cross Street	Year	Volume
1	Huebner Rd	Oakland Rd	2022	20,468
2	Babcock Rd	Huebner Rd	2022	29,292
3	Babcock Rd	Huebner Rd	2022	13,040
4	Babcock Rd	McLennan Oak	2022	27,417
5	Oakland Rd	Encino Park Rd	2018	1,357
6	Oakland Rd	Encino Park Rd	2020	1,475
7	Oakland Rd	Encino PkRd	2022	1,446
8	Whitby Rd	Huebner Rd	2022	2,433
9	Huebner Rd	Whitby Rd	2022	25,660
10	Whitby Rd	Huebner Rd	2022	2,729

Laurentiu Popa	Property Fact
21750 Hardy	Heavy Traffic: 49,292 VPD
Oak Blvd	Center type: Neighborhood Center
Ste.102-105	
San Antonio, TX	Frontage: Huebner Rd.
78258	Gross Leasable Area: 4,600SF

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