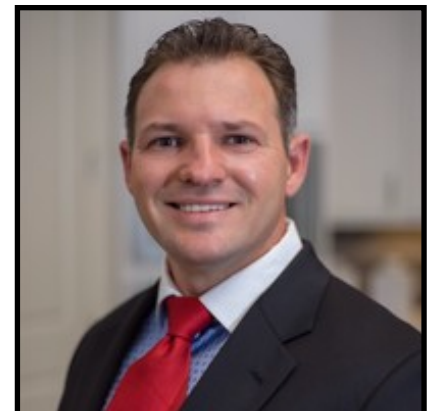


FOR LEASE 5738 Babcock Rd, 78240

Convenience Plaza
Retail Center \$18- \$20/SF NNN
Available 4,600 SF

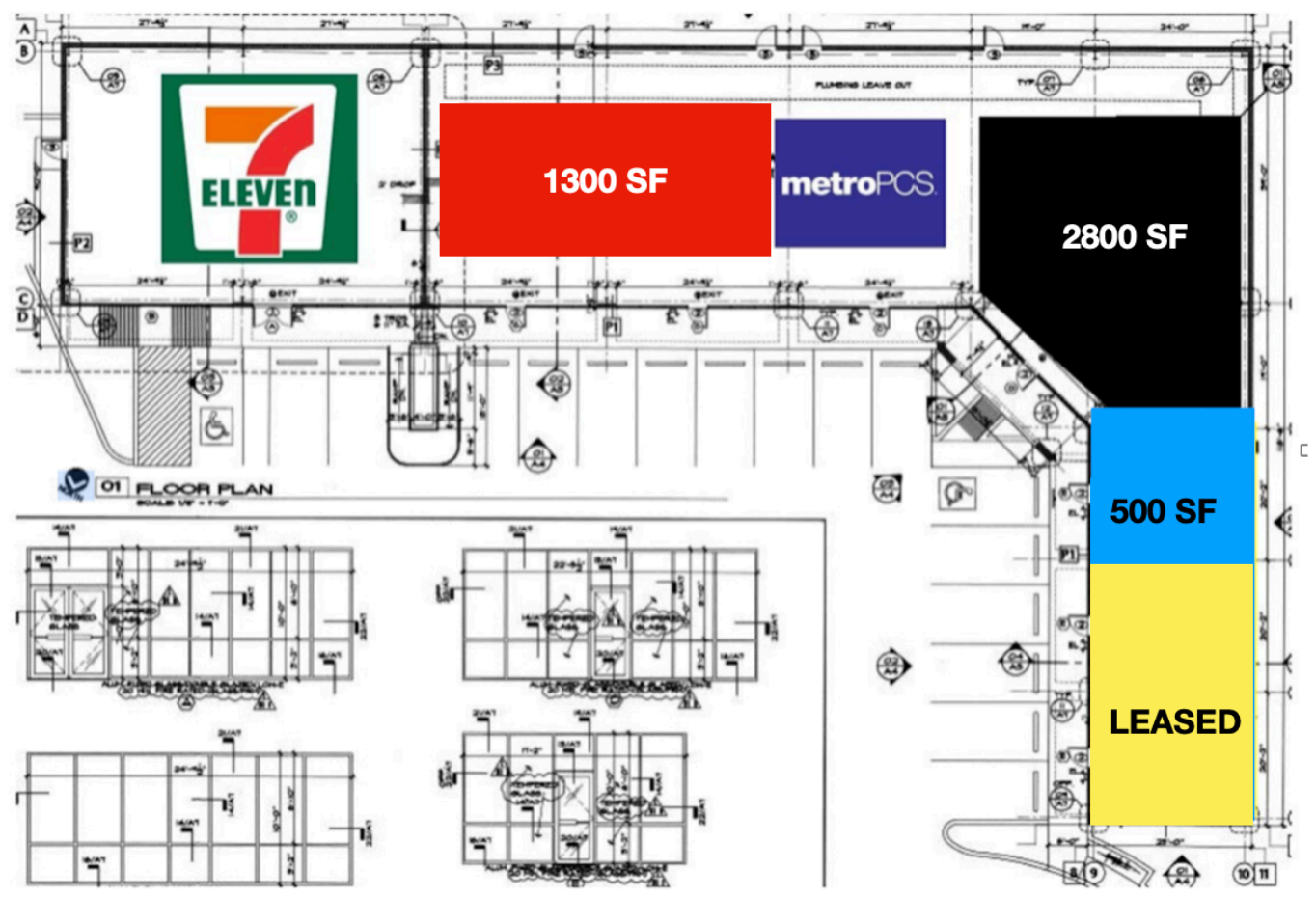


- ◆ **Location - Busy Medical Center Intersection at Huebner and Babcock**
- ◆ **Great Demographics with easy access to Airport and Downtown.**
- ◆ **Prime Hard Corner**



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

FLOOR PLAN



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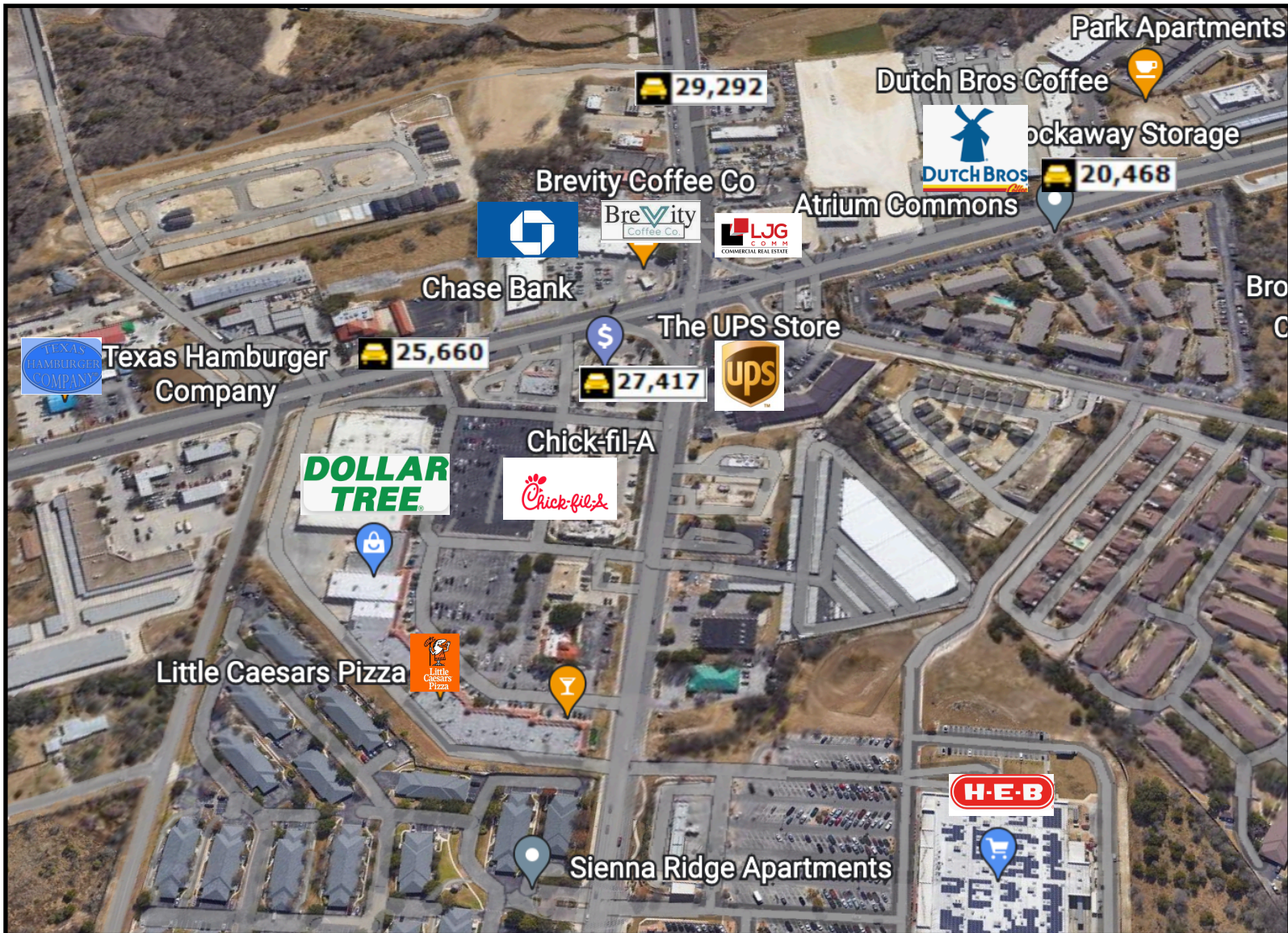
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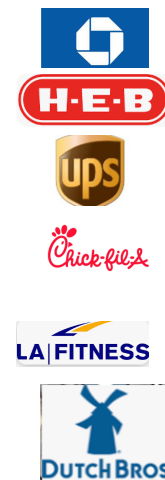
SUITE	RSF	TENANT
102	LEASED	7ELEVEN
103	1300	AVAILABLE
105	LEASED	METRO PCS
106	2800	AVAILABLE
107	500	AVAILABLE
108-109	LEASED	NATURAL Z ICE CREAM

FOR LEASE



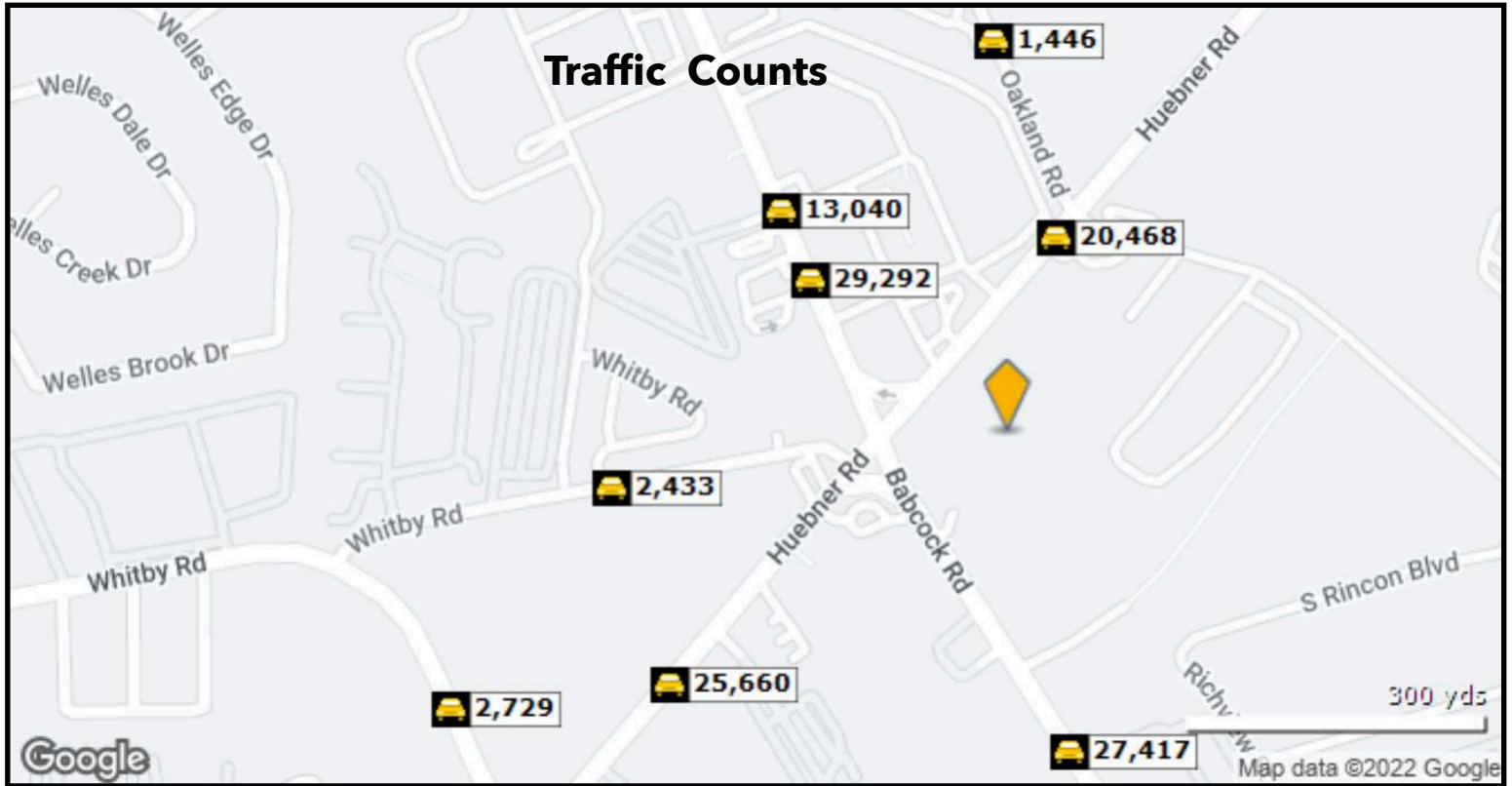
Major National Retailers

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



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FOR LEASE



	Street	Cross Street	Count Year	Avg Daily 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

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Property Fact
Heavy Traffic: 49,292 VPD
Center type: Neighborhood Center
Frontage: Huebner Rd.
Gross Leasable Area: 4,600SF