## 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

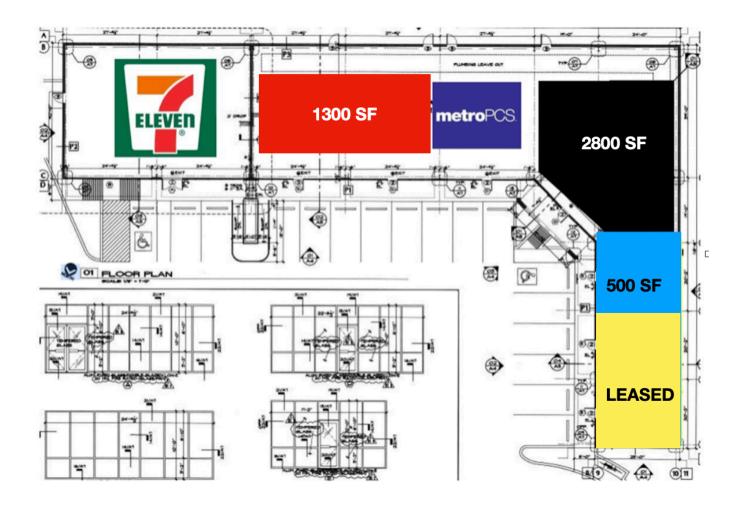
- Location Busy Medical Center Intersection at Huebner and Babcock
- Great Demographics with easy access to Airport and Downtown.
- ♦ Prime Hard Corner



THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.



### FLOOR PLAN



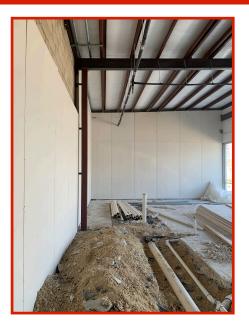
Laurentiu Popa 21750 Hardy Oak Blvd Ste.102-105 San Antonio, TX 78258

THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.









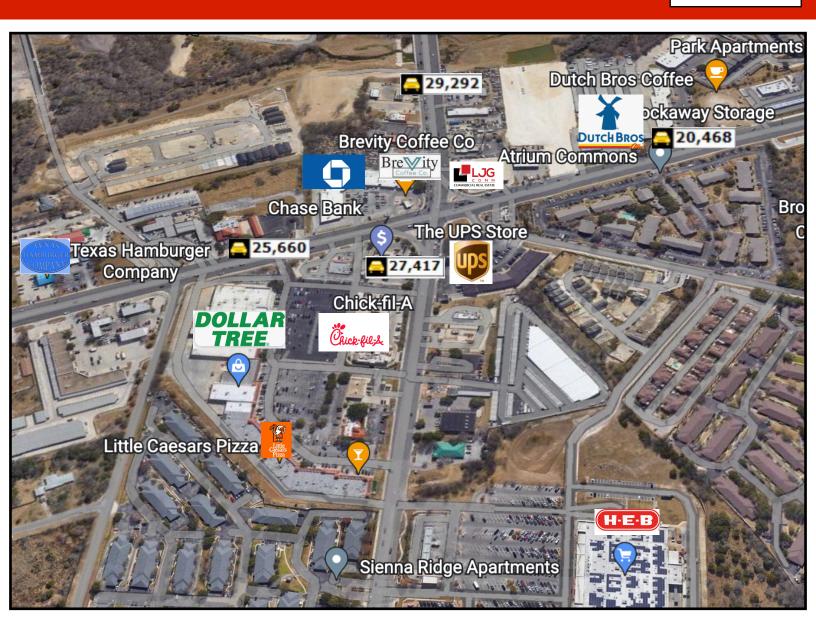


Laurentiu Popa 21750 Hardy Oak Blvd Ste.102-105 San Antonio, TX 78258

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

THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.





#### **Major National Retailers**

Laurentiu Popa 21750 Hardy Oak Blvd Ste.102-105 San Antonio, TX 78258

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





THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.





			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

THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.