

Braun Pointe

Braun Road & Loop 1604

52,522 SF Mixed-Use Development | Available For Lease



Availability:

- 1,042 - 1,481 SF

| Demographics | 1 mile | 3 mile | 5 mile |
|---------------|----------|----------|----------|
| Population | 15,785 | 111,090 | 232,585 |
| Households | 4,957 | 36,490 | 78,431 |
| Avg HH Income | \$91,353 | \$88,085 | \$85,501 |



Area Retailers:



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
www.fulcrumsa.com

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DEVELOPMENT

Braun Pointe

9910 West Loop 1604 North, San Antonio, TX 78250

Property Description:

Located at the SEC of Loop 1604 & Braun Road. The tremendous continuing explosion of residential development in this trade area has been and should continue to be a catalyst for retail success in this market.

Traffic Counts:

- Loop 1604 - 81,531
- Braun Road - 30,038



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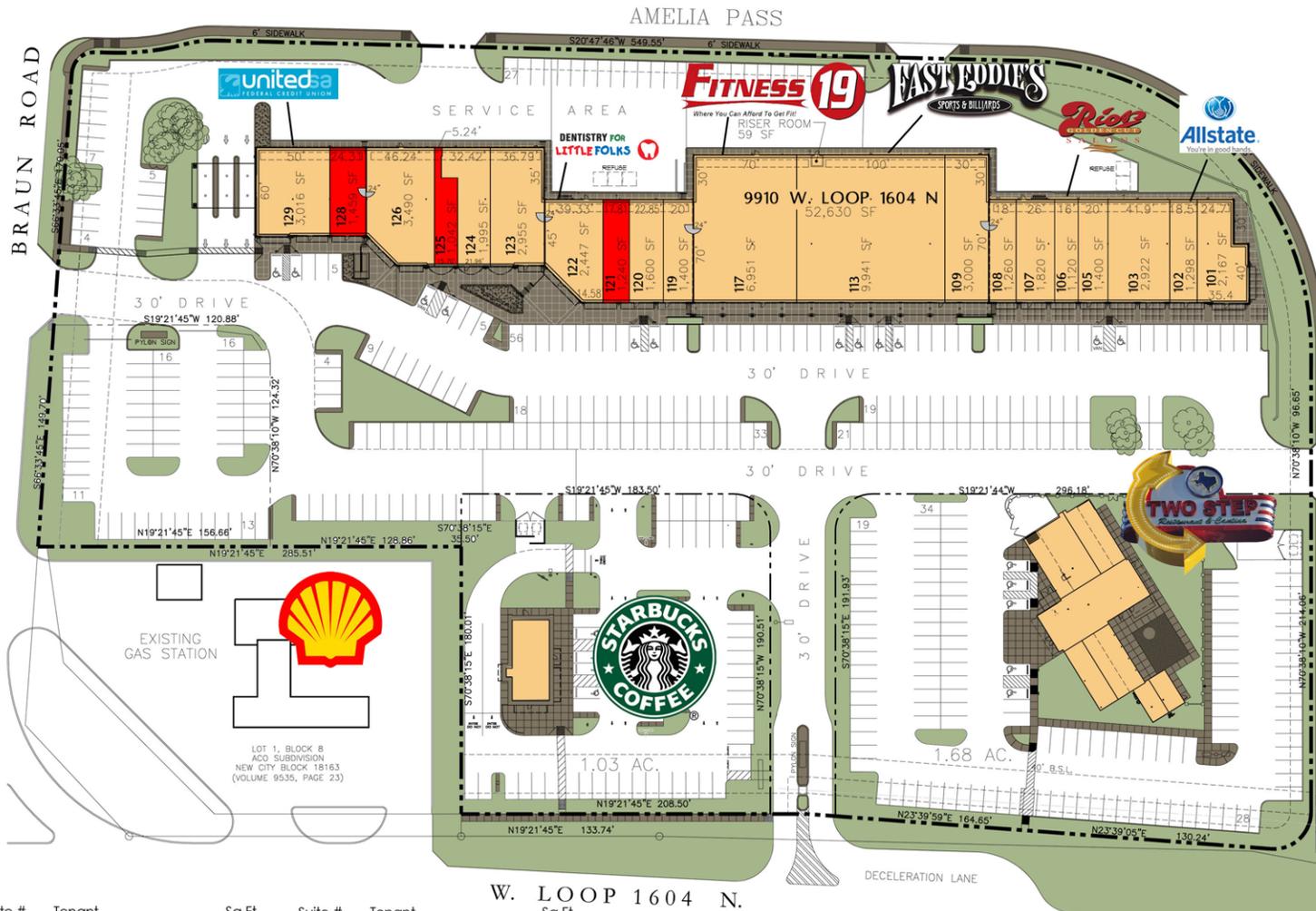
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| Suite # | Tenant | Sq Ft | Suite # | Tenant | Sq Ft |
|---------|---------------------------|----------|---------|----------------------------|----------|
| 101 | VN Bistro | 2,167 SF | 119 | Liquor Store | 1,400 SF |
| 102 | Allstate | 1,298 SF | 120 | Wild Birds Unlimited | 1,600 SF |
| 103 | San Antonio Music Academy | 2,922 SF | 121 | Vacant | 1,240 SF |
| 105 | TaiChi Wellness Spa | 1,384 SF | 122 | Dentistry for Little Folks | 2,447 SF |
| 106 | Rios Salon | 1,120 SF | 123 | Tiu Steppi's | 2,935 SF |
| 107 | Q Nails Salon and Spa | 1,820 SF | 124b | First Step Pediatrics | 1,995 SF |
| 108 | Metro PCS | 1,260 SF | 125 | Vacant | 1,042 SF |
| 109 | Dominion MMA | 3,000 SF | 126 | VA Clinic | 3,468 SF |
| 113 | Fast Eddie's | 9,941 SF | 128 | Vacant | 1,481 SF |
| 117 | Fitness 19 | 6,951 SF | 129 | United Texas Credit Union | 3,016 SF |

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