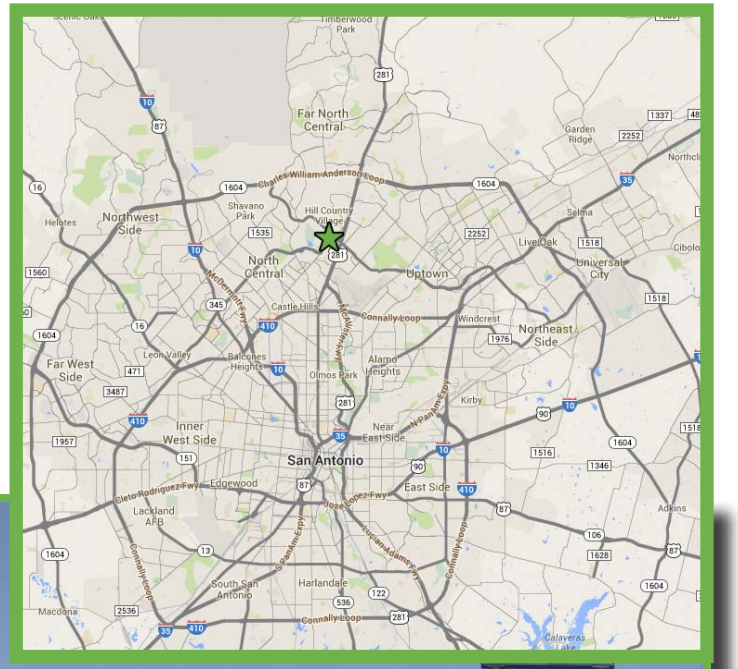
# Mercado Real Shopping Center

## 300 West Bitters, San Antonio, TX 78216

Bitters Road and West Avenue



10003 NW Military Hwy, Suite #2205
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**Space Available**

- Up to 3,000 SF

**Lease Rates**

- Call broker for pricing
- NNN's estimated to by $6.44/SF

**Traffic Counts**

- 20,766 VPD - Bitters Road

| Demographics | 1 mile | 3 mile | 5 mile |
|---|---|---|---|
| Population | 5,326 | 94,440 | 246,776 |
| Households | 2,380 | 41,463 | 102,164 |
| Avg HH Income | $99,474 | $83,176 | $87,490 |

**Area Retailers:**

TARGET
HOBBY LOBBY
Santikos Theatres
STARBUCKS COFFEE
SAM'S CLUB
THE HOME DEPOT

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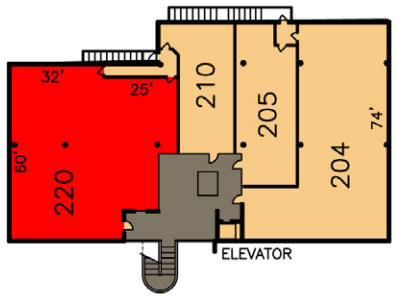
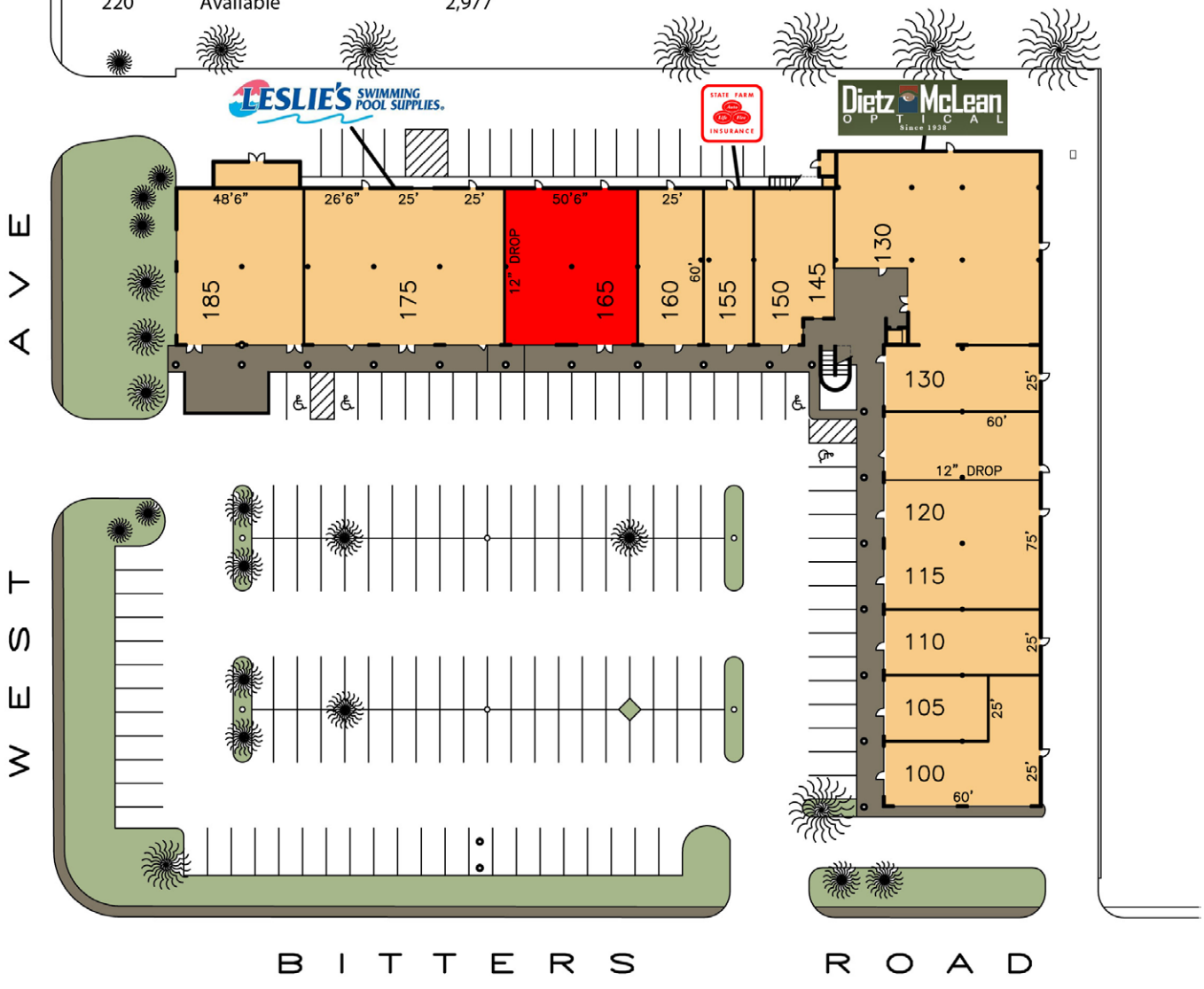
| Suite # | Tenant Name | SQ FT |
|---|---|---|
| 100 | Oak Park Cleaners | 2,000 |
| 105 | Great Adventures, Inc. | 1,000 |
| 110 | Levan Nails | 1,500 |
| 115 | Taste of Asia | 4,500 |
| 130 | Dietz McLean Optical | 6,294 |
| 145-150 | Shades of Love | 1,730 |
| 155 | State Farm Insurance | 1,140 |
| 160 | Mathnasium | 1,500 |
| 165 | Available | 3,000 |
| 175 | Leslie's Poolmart | 4,546 |
| 185 | Yummi Sushi | 3,000 |
| 204 | Villa Park | 2,586 |
| 205 | Dr. Snider | 1,092 |
| 210 | Zam Dental | 924 |
| 220 | Available | 2,977 |




2nd FLOOR

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