

# DEERFIELD CROSSING- FOR LEASE

NWC BITTERS & HUEBNER, SAN ANTONIO, TX 78248

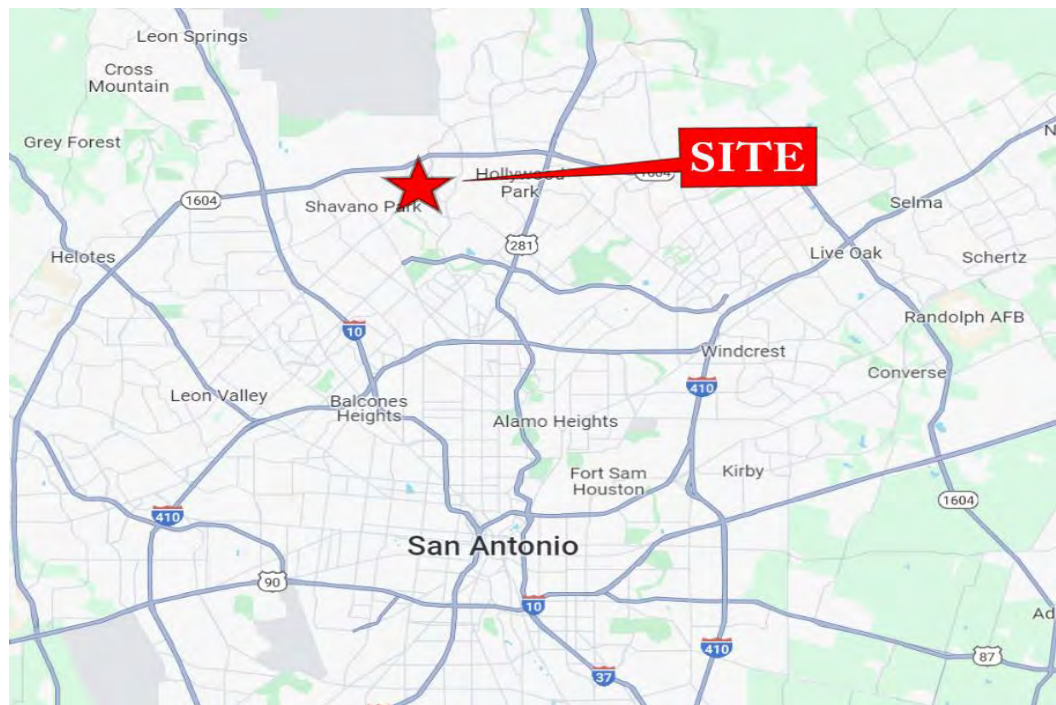




# PROPERTY OVERVIEW

# Deerfield Crossing

NWC Bitters & Huebner,  
San Antonio, TX 78248



## Traffic Counts

Huebner: 22,717 VPD

Bitters: 21,057 VPD

## Demographic Snapshot - 1-3-5 Mile Radius Rings

2022 POPULATION	HOUSEHOLDS	AVG HH INCOME
1-Mile: 12,584	1-Mile: 5,027	1-Mile: \$146,420
3 Mile: 74,905	3 Mile: 31,517	3-Mile: \$126,488
5 Mile: 210,365	5 Mile: 90,564	5-Mile: \$99,531

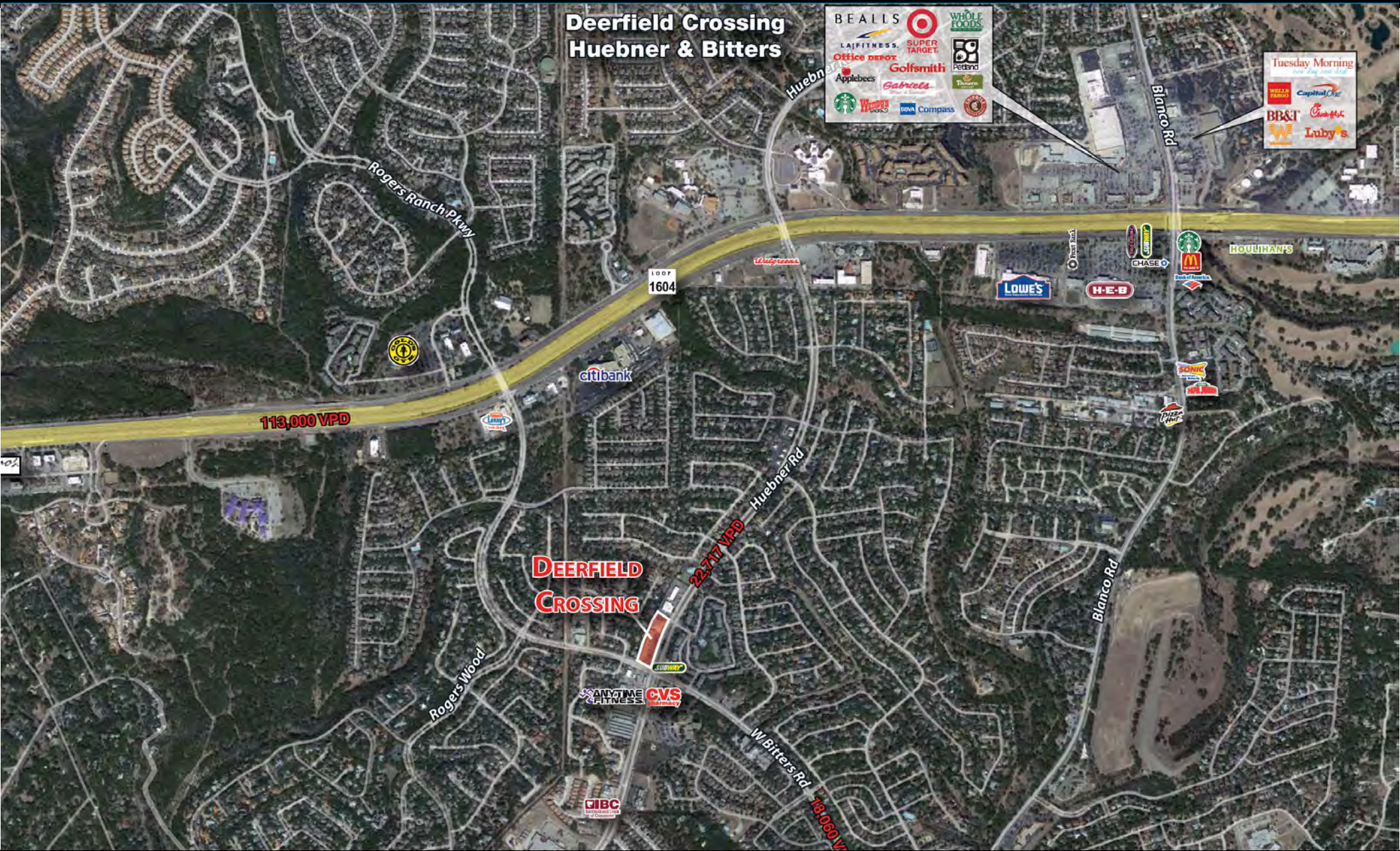
## Property Details & Highlights

- » Total SF: 21,000
- » Available SF: 3,380 SF endcap with drive-thru capability and 1,000 SF
- » Price: Upon Request
- » Located at heavily trafficked intersection of Bitters & Huebner
- » Convenient access to the affluent neighborhoods of Inwood, Deerfield, Churchill Estates and Rogers Ranch
- » Ideally located in the North Central submarket with easy access to Hwy 281 and Loop 1604

## Area Retailers:





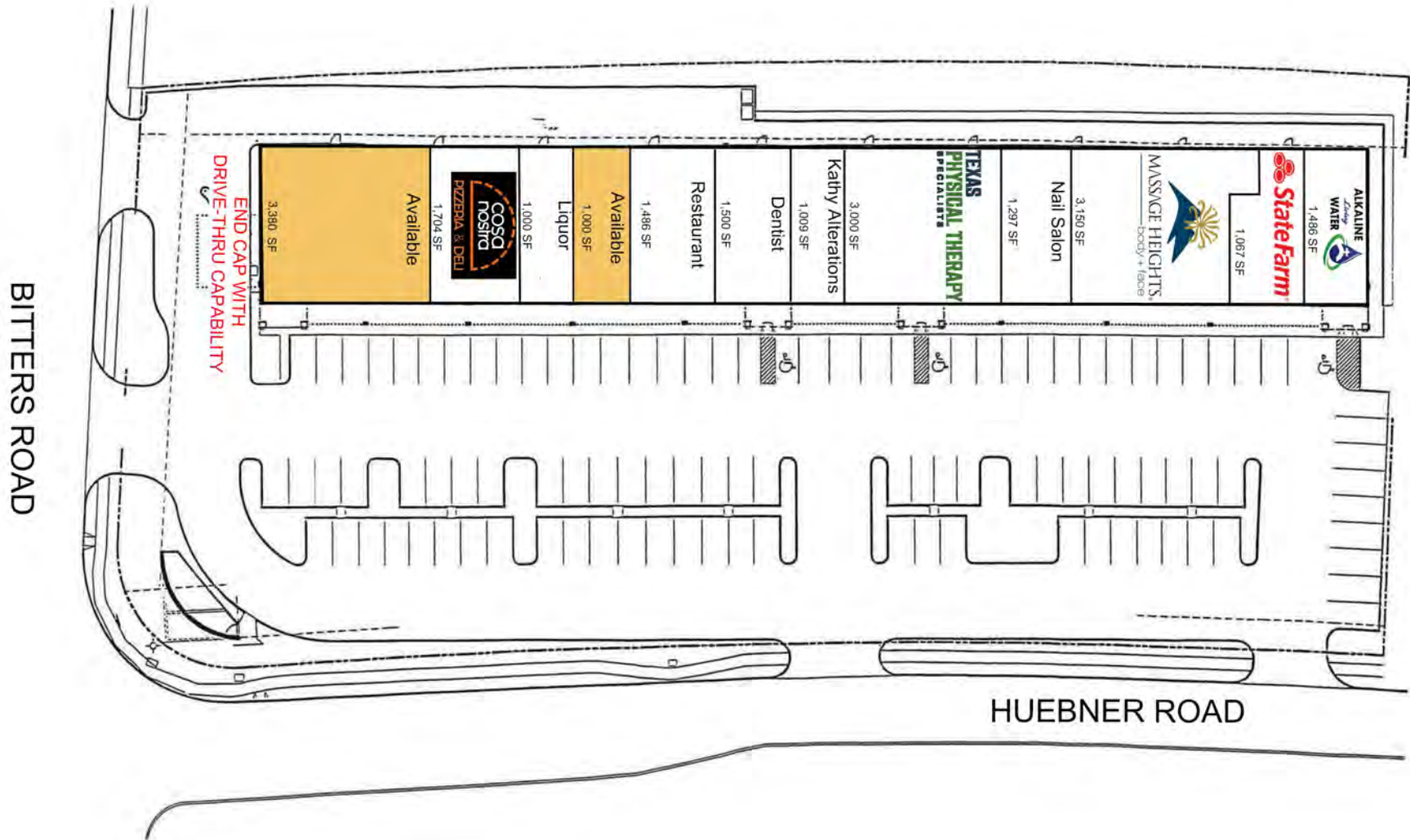




# LEASE PLAN

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