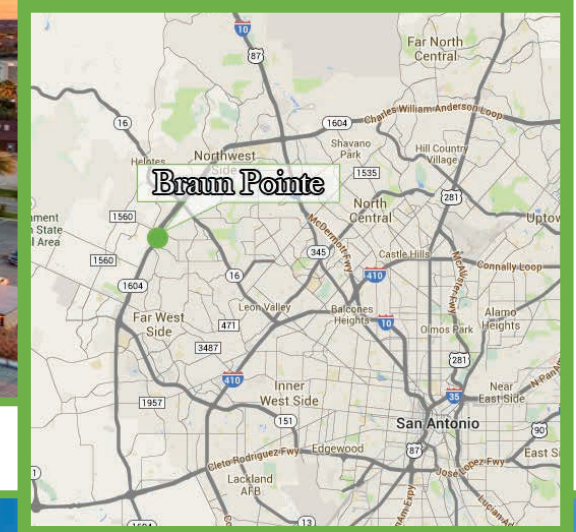


Braun Pointe

9910 West Loop 1604 North, San Antonio, TX 78250

Braun Road & Loop 1604



Availability:

- 6,951 SF
- 3,000 SF
- 2,922 SF

Demographics	1 mile	3 mile	5 mile
Population	16,544	120,826	251,501
Households	4,957	36,490	78,431
Avg HH Income	\$91,550	\$90,839	\$89,871

Area Retailers:



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

t 210.593.0777
f 210.593.0780

www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

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DEVELOPMENT

Braun Pointe

Property Information

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: 57,666 VPD
- Braun Road: 18,642 VPD



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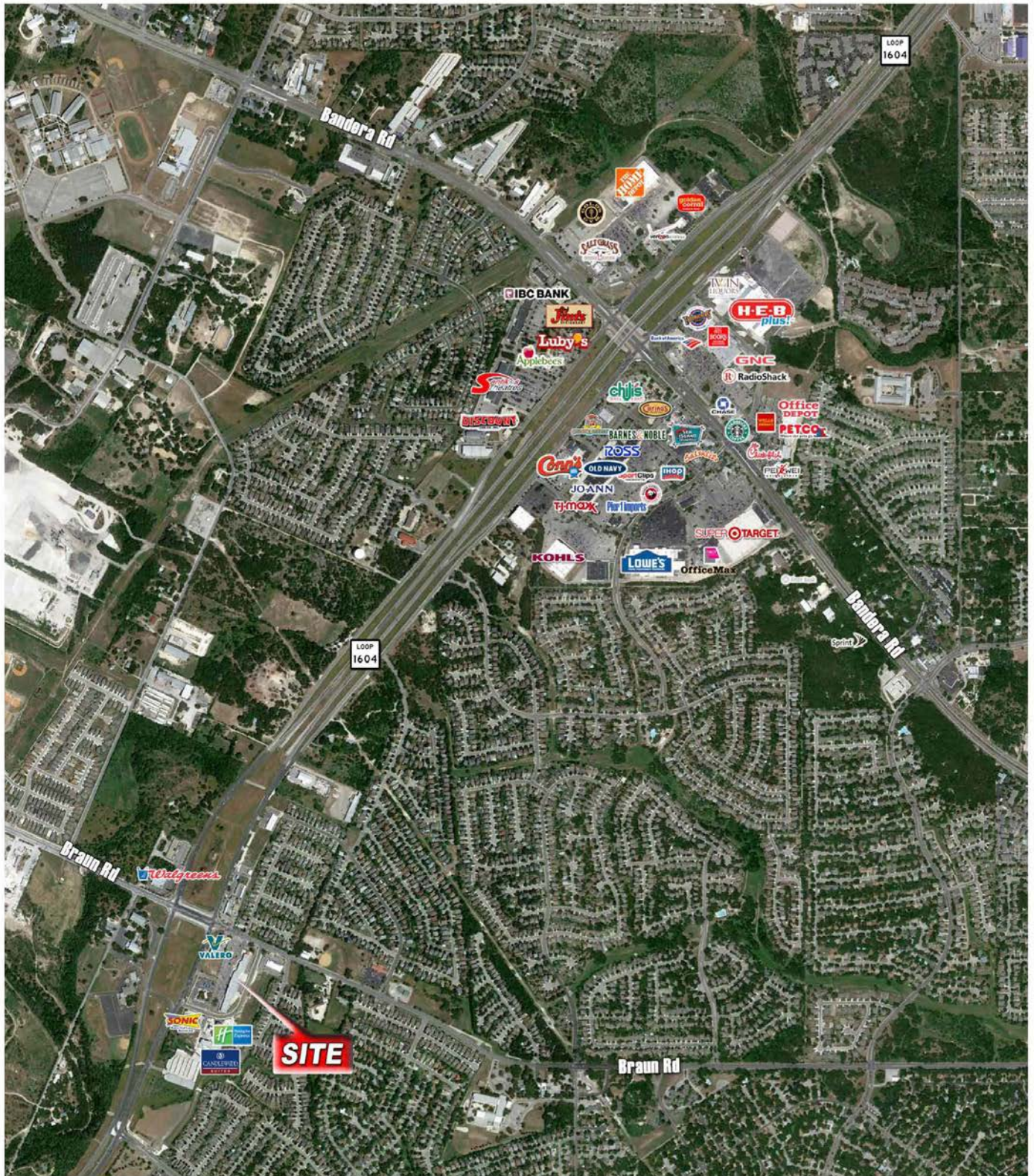
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Suite #	Tenant	Sq Ft	Suite #	Tenant	Sq Ft
101	VN Bistro	2,167 SF	119	Liquor Bueno	1,400 SF
102	State Farm	1,298 SF	120	Wild Birds Unlimited	1,600 SF
103	Available	2,922 SF	121	Valhalla Esports Training	1,200 SF
105	Any Lab Test Now	1,384 SF	122	Dentist	2,447 SF
106	Over The Top Barber	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	After Blow Dry Bar	1,260 SF	126	VA Clinic	4,532 SF
109	Available	3,000 SF	128	Innovative Urgent Care	1,481 SF
113	Fast Eddie's	9,941 SF	129	Soarion CU	3,016 SF
117	Available	6,951 SF		9840 W. Loop 1604 N	





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