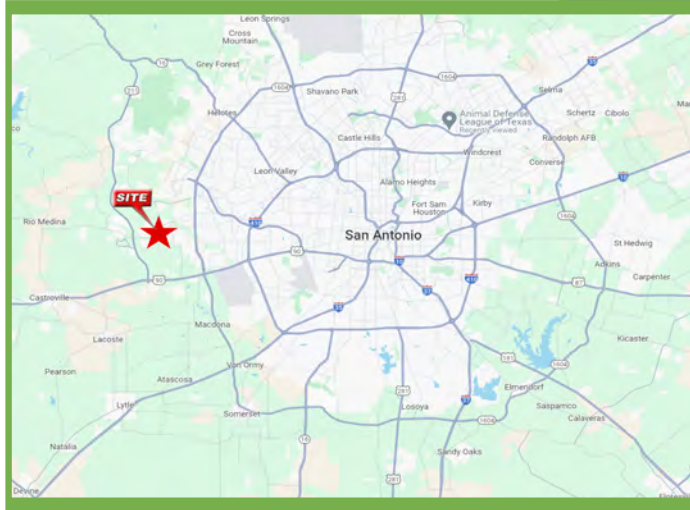


# Potranco Center & Pad

12991 Potranco Rd., San Antonio, TX 78253



## Space Available

- 1,423 SF
  - 2,393 SF
  - 1.18 Acre Pad
- Contact broker for pricing

## Features:

- Located at Potranco & Talley
- High growth trade area
- Attractive average household incomes

## Traffic Counts

- Potranco Rd: 24,777 VPD
- Talley Rd: 8,096 VPD

Demographics	1 mile	3 mile	5 mile
Total Population	9,047	47,223	174,488
Total Households	2,406	14,038	55,377
Avg HH Income	\$128,386	\$123,562	\$107,583

## Area Retailers:



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

t 210.593.0777  
f 210.593.0780

www.fulcrumsa.com

Ryan Bader  
210.885.1364  
ryan@fulcrumsa.com  
Marcus Shaffer  
210.317.5563  
marcus@fulcrumsa.com

**fulcrum**  
PROPERTY GROUP INC



### AVAILABLE SPACE

Suite	SF	Condition
Available	1,423	Shell
119	2,393	Shell



# Potranco Center & Pad

## Market Aerial



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

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

Ryan Bader  
210.885.1364  
[ryan@fulcrumsa.com](mailto:ryan@fulcrumsa.com)  
Marcus Shaffer  
210.317.5563  
[marcus@fulcrumsa.com](mailto:marcus@fulcrumsa.com)

**fulcrum**  
PROPERTY GROUP INC



# Potranco Center & Pad

Pad Site



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

t 210.593.0777  
f 210.593.0780

[www.fulcrumsa.com](http://www.fulcrumsa.com)

Ryan Bader  
210.885.1364  
[ryan@fulcrumsa.com](mailto:ryan@fulcrumsa.com)

Marcus Shaffer  
210.317.5563  
[marcus@fulcrumsa.com](mailto:marcus@fulcrumsa.com)

**fulcrum**  
PROPERTY GROUP INC