

CLEAR CREEK SHOPPING CENTER

NEC BANDERA RD & HUEBNER RD

RETAIL . RESTAURANT . OFFICE . MEDICAL

FOR LEASE



AVAILABILITY

STE 18-19 – 6,625 SF

RENTAL RATE

CALL BROKER FOR PRICING
NNN EST \$5.40 PSF/YR Flexible
Terms

7007 BANDERA RD SAN ANTONIO, TX 78238

ALONG DYNAMIC RETAIL DISTRICT BANDERA RD FROM LOOP 410 TO LOOP 1604

- SIGNALIZED INTERSECTION (NEC) of Bandera & Huebner
- STRONG DEMOGRAPHICS / DENSE POPULATION
Near established schools and subdivisions
- 5 : 1,000 PARKING
- EXCELLENT INGRESS & EGRESS
- HIGH VISIBILITY - HIGH TRAFFIC
- 101,305 - 2021 DAYTIME POPULATION, 3 MILE RADIUS



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Esta Noche Dance Studio Suite 10	Bella's XV Ste 11		Ste 8				Texas Concept Ste 16	AVAILABLE Ste 18-19 6,625 SF former Pediatric Medical Office
		Machu Picchu Peruvian Grill Ste 12		I Love Churros Ste 13 & 14		Elite Tailoring Ste 15		Ste 21
Wolf's Blood Fitness Suite 4								Alamo City Distributors Suite 23
Relson Gracie Jiu Jitsu Ste 3								Speedy Cash Ste 24
Cloud Ponics Ste 2								
Kwik Wash Laundry Ste 1								



HUEBNER ROAD

BANDERA ROAD



200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com
For information or to
schedule a tour:

SAM SELIG
210 341 9292
sselig@sullivansa.com

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6,400 SF Available

Located in the heart of Leon Valley at the northeast corner of Bandera and Huebner Road-one of the busiest intersections in the trade area. Bandera Road, a highly traveled thoroughfare east to west, creates this dynamic retail district from Loop 410 to Loop 1604. Huebner Road amplifies the densely populated trade area with high traffic counts.



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,154	126,060	358,626
# HOUSEHOLDS	4,183	52,048	139,675
AVG HH INCOME	\$69,953	\$70,475	\$70,347