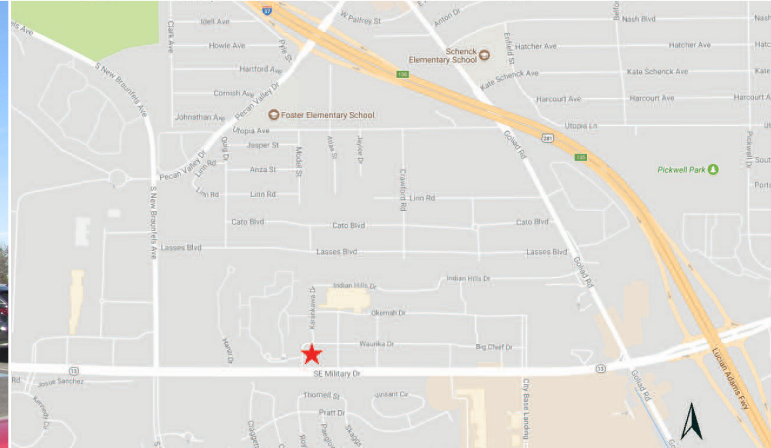


RETAIL SPACE FOR LEASE



BROOKS CORNER 3 | 3103 SE MILITARY DRIVE | SAN ANTONIO, TX | 78223

PROPERTY DESCRIPTION

Our Brooks Corner 3 Shopping Center is located at the NWQ of SE Military Drive & Goliad Road, in close proximity to US Hwy 281. This center draws from powerful retail anchors in the largest Trade Area in South San Antonio and also serves the Brooks City Base community. This former juicery is unique in that there is brand new vinyl flooring with a beautiful open concept.

PROPERTY HIGHLIGHTS

- Traffic Counts: SE Military Drive; 23,552 vpd
- Key Tenants: FedEx Office, Cricket Wireless, Springleaf, LabCorp, H&R Block, State Farm, & Rio Surgical
- Area Retailers: HEB, Target, Home Depot, Ross Dress For Less, Best Buy, Conn's Home-Plus, Walmart Supercenter, Sam's Club, Lowe's, Dollar Tree, & more

LEASE DETAILS

Total SF:	12,231 SF
Available SF:	1,412 SF
Lease Rate:	\$23 - \$25 PSF/YR
Expenses:	\$11.57 PSF/YR
Lease Term:	TBD
Tenant Improvements:	TBD

*All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.

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