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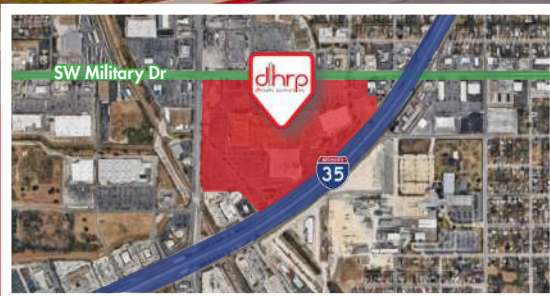


Tiffany Hoover Trude
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SOUTH PARK MALL

2310 SW Military Dr | San Antonio, TX 78224



FOR LEASE

DRONE FOOTAGE: https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW: <https://kuula.co/post/NgkCD>



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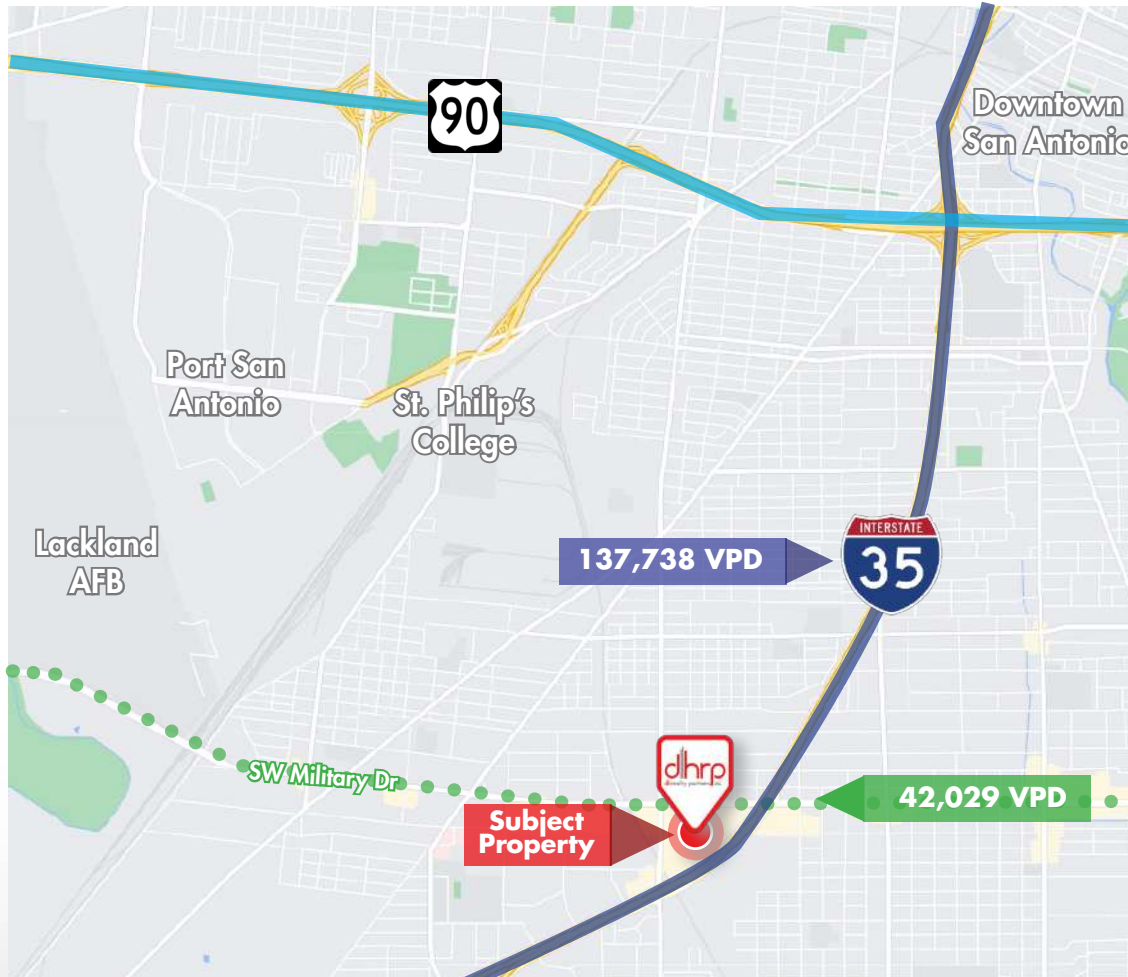
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LOCATION

South Park Mall is the premier and only regional shopping center located on the south side of San Antonio, TX. It is strategically located on a highly visible site at I-35 and SW Military Drive. The Center serves a multi-county trade area stretching throughout South Texas and Mexico and draws **11 million shoppers annually**.

South Park Mall is anchored by Macy's, JCPenney and Dick's Sporting Goods and offers over 90 shops and restaurants including popular brands like Old Navy, Bath & Body Works, Victoria's Secret, American Eagle, ULTA Beauty and James Avery. **Fitness Connection OPEN NOW; Evo Entertainment coming soon to the center.**

HIGHLIGHTS

- Located at the Intersection of I-35 and SW Military Drive
- Anchored by Macy's, JC Penney's, and Dick's Sporting Goods
- **Fitness Connection OPEN NOW; Evo Entertainment coming soon**
- Positioned in a heavily-trafficked area with traffic counts exceeding 137,000 VPD
- \$37,329 in disposable income within a 3-mile radius
- Ideally situated in a highly visible and easily accessible location in South San Antonio
- Recent renovation of the Center, completed in 2018, includes sleek new tile floors, remodeled restrooms, modernized food court furniture with charging stations and a new children's play area
- Several national retailers annually rank amongst the highest in their districts for sales trends
- Over 50,000 military personnel based within 7 miles

BUILDING SIZE
±783,978 SF

AVAILABLE SPACE
See Page 7.

LEASE RATE
Contact Broker

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AERIAL MAP



POINTS OF INTEREST

- Academy Sports & Outdoors
- Ashley Furniture
- Baptist Healthcare
- Chick-Fil-A
- Chili's
- Denny's
- Dick's Sporting Goods
- Dollar Tree
- Dutch Bro's
- EVO Entertainment
- Finish Line
- Five Below
- Freddy's
- Fitness Connection
- H-E-B Plus!
- Home Depot
- James Avery
- Lowe's
- Macy's
- Mama Margies
- Olive Garden
- Panda Express
- Party City
- Planet Fitness
- QuikTrip
- Raising Cane's
- Red Lobster
- Ross Dress For Less
- Santiko's Theatre
- Starbucks (Coming Soon!)
- Target
- Texas Urgent Care
- Tru-Fit
- Ulta Beauty
- VA
- Verizon Wireless
- Wing Stop
- Zachry Group

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PHOTOGRAPHY



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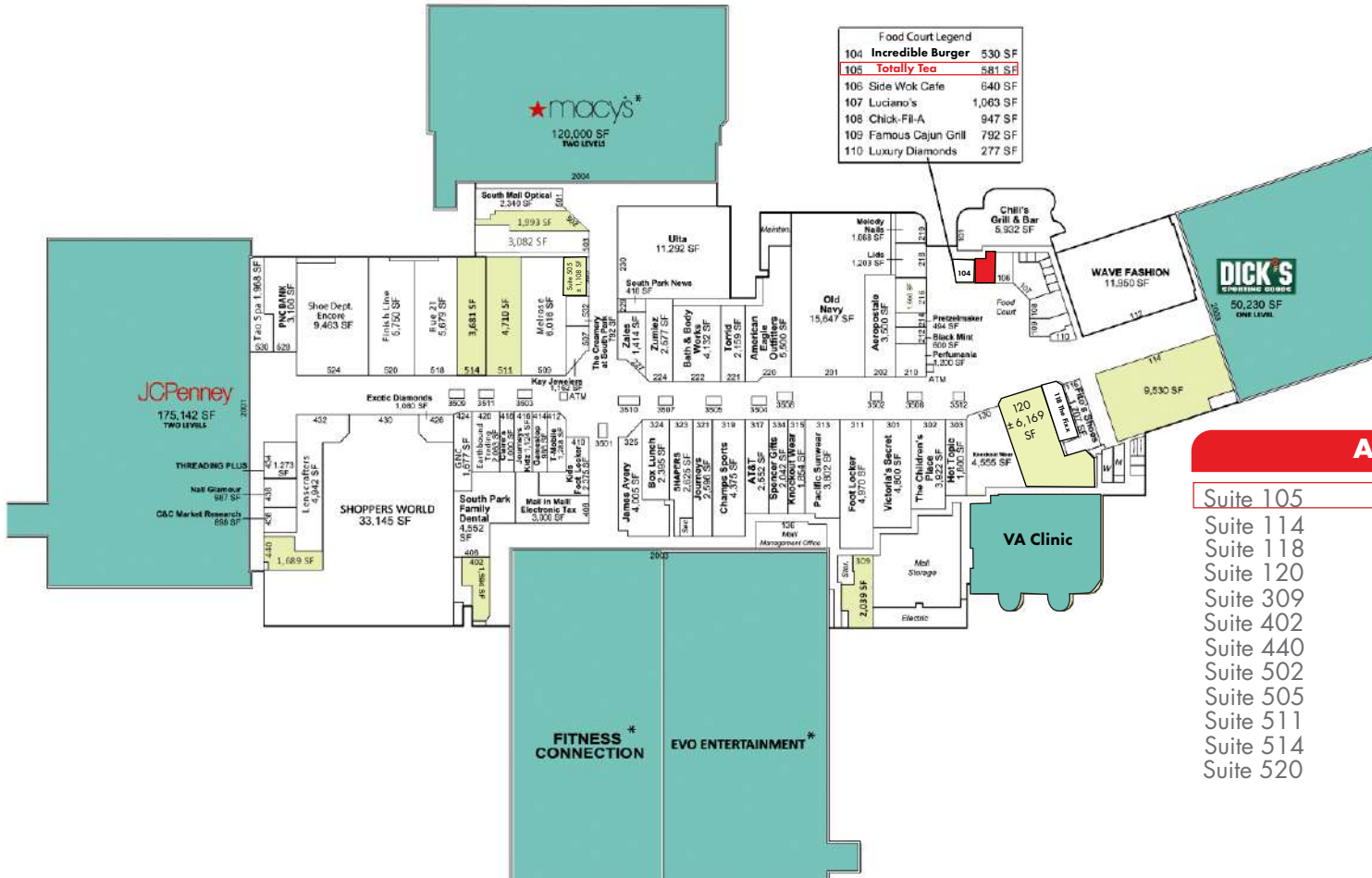
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AVAILABLE SPACES

Suite 105	± 581 SF	(Currently Totally Tea Month-To-Month)
Suite 114	± 9,530 SF	(Cold Shell)
Suite 118	± 1,206 SF	
Suite 120	± 6,169 SF	
Suite 309	± 2,039 SF	
Suite 402	± 1,594 SF	(Former Chiropractor Office)
Suite 440	± 1,689 SF	
Suite 502	± 1,993 SF	(Former Salon)
Suite 505	± 1,018 SF	
Suite 511	± 4,710 SF	
Suite 514	± 3,681 SF	
Suite 520	± 6,169	

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- Ashley Furniture
- Baptist Healthcare
- Burlington
- Chase Bank
- Chic Fil-A
- Circle K
- Davita
- Denny's
- Dutch Bro's
- Freddy's
- Frost Bank
- Game Stop
- Goodwill
- H-E-B Plus!
- Home Depot
- KFC
- Longhorn Steakhouse
- Lowe's
- Mama Margies
- Mega Furniture
- Olive Garden
- Party City
- Planet Fitness
- Rasing Cane's
- RBFCU
- Red Lobster
- Ross Dress For Less
- Sam's Club
- Santiko's Theatre
- Starbucks
- Target
- Taco Bell
- Tru-Fit
- Whataburger
- Willie's
- Woodspring's Suites
- Zachry Group

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CURRENT TENANTS

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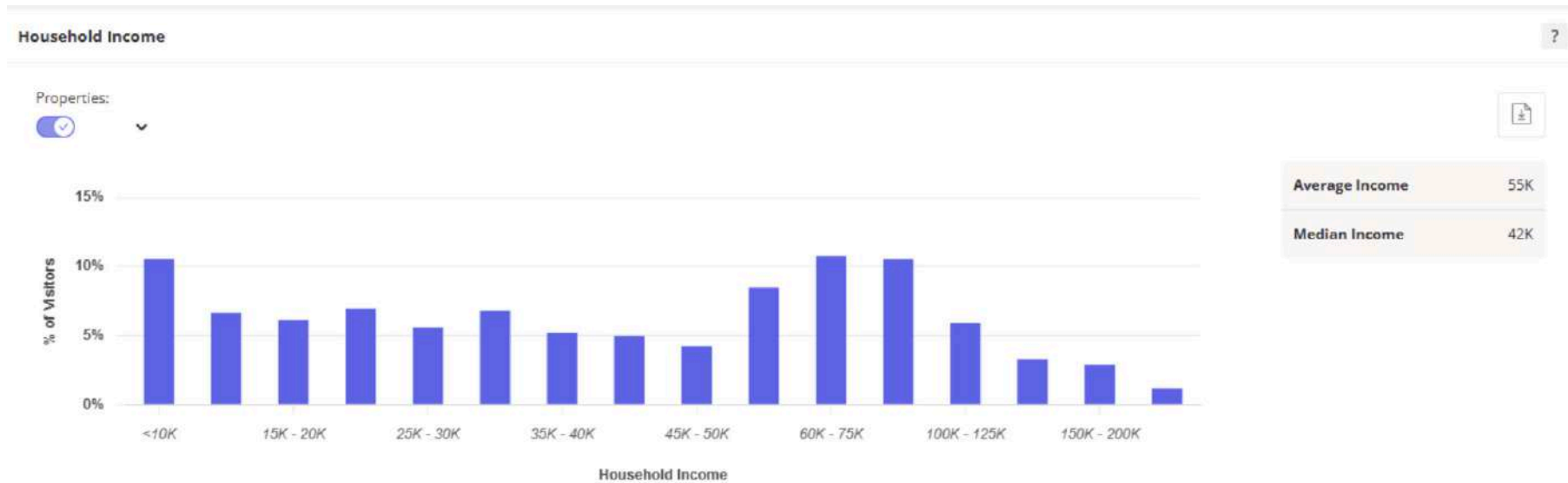
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DEMOGRAPHICS



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2021



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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