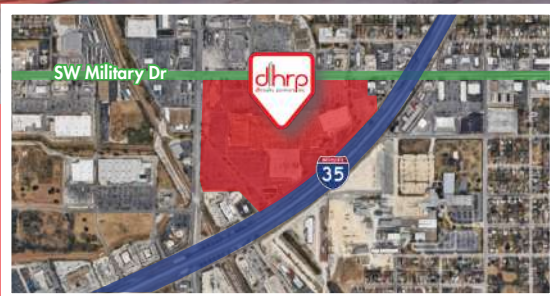


SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

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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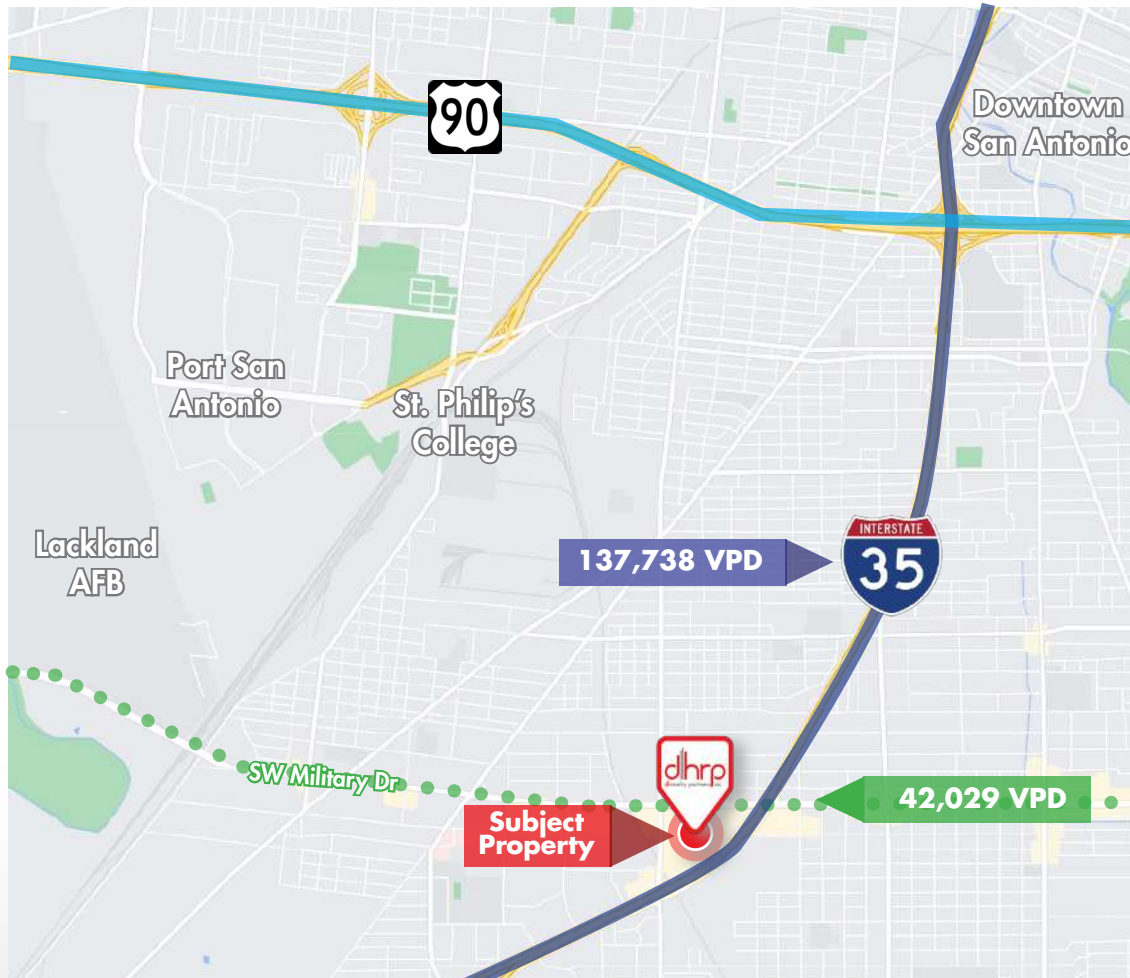
LEASE

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SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

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LOCATION

Shoppers World is located in South Park Mall, 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. South Park Mall 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.

HIGHLIGHTS

- Located in one of the most vibrant, active and rapidly growing areas in the city
- Big Box opportunity located in South Park Mall
- Anchored by Macy's, JC Penney's, and Dick's Sporting Goods
- **Fitness Connection OPEN NOW!**
- 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

BUILDING SIZE
±783,978 SF

AVAILABLE SPACE
SEE PAGE 6

LEASE RATE
CONTACT BROKERS

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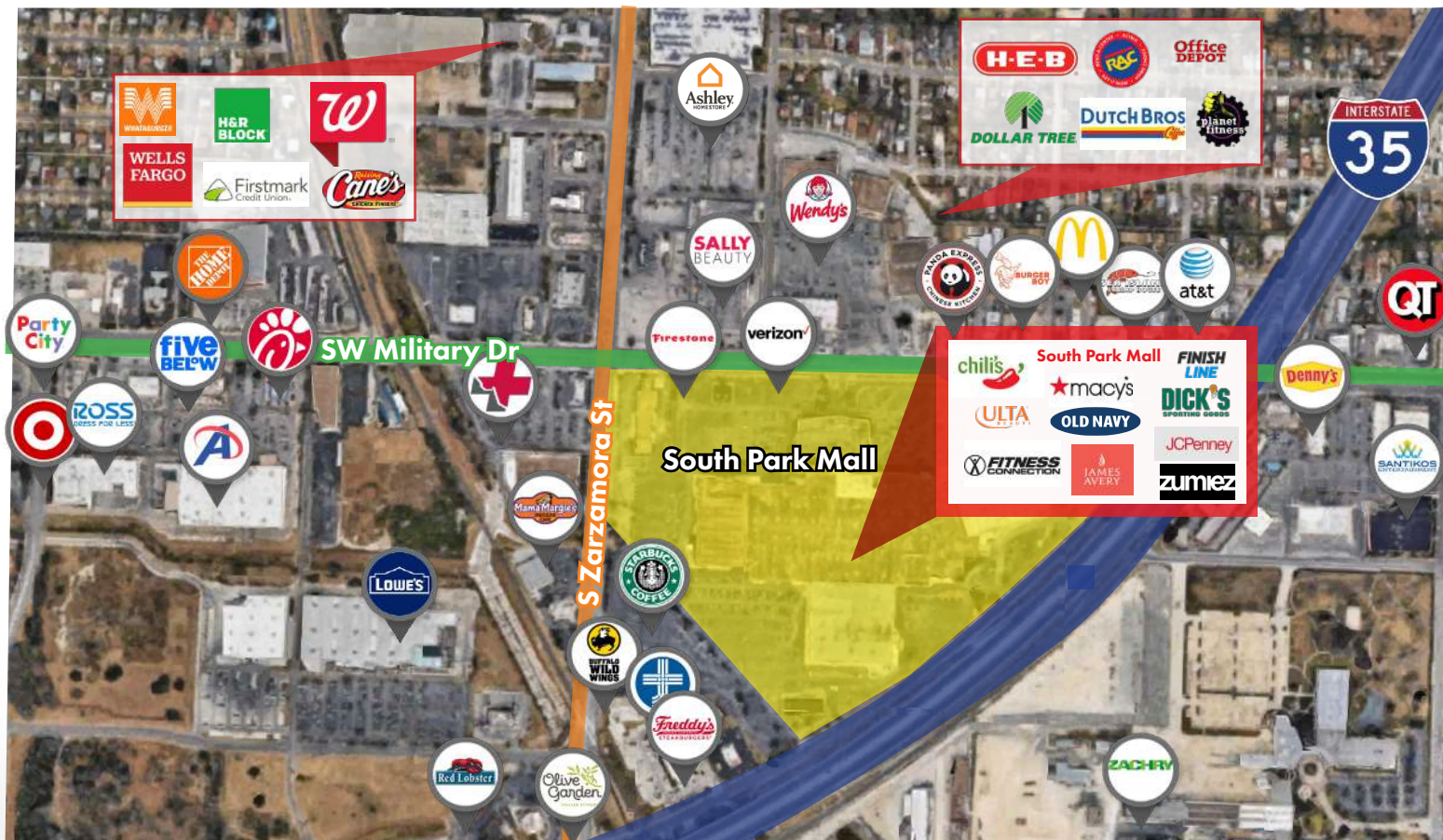
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SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

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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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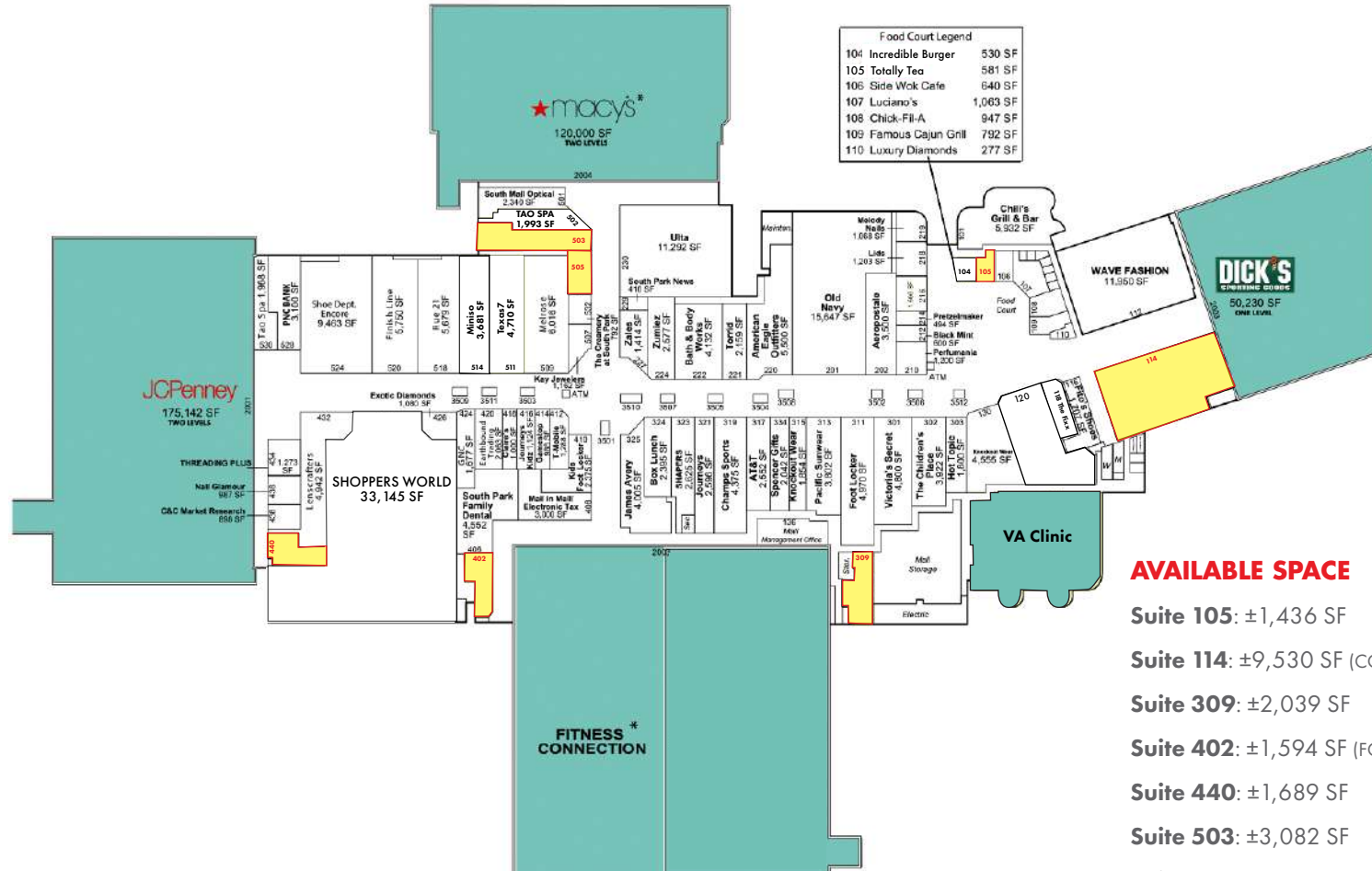
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SUITE 402



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SUITE 503



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SUITE 505



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AERIAL MAP



POINTS OF INTEREST

- Academy Sports & Outdoors
- Ashley Furniture
- Baptist Healthcare
- Burlington
- Chase Bank
- Chic Fil-A
- Circle K
- Davita Medical
- 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
- Raising 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

AMERICAN EAGLE	at&t Authorized Reseller	AEROPOSTALE	Bath&BodyWorks	BOYA Compass	LENSCRAFTERS	Lids	LUCIANOS RISTORANTE	LUXURY DIAMONDS	★macy's	zumiez
boostmobile	BOXLUNCH CATERING & MORE	C&C	CHAMPS SPORTS	CHASE	★macy's backstage	MAIL IN THE MALL	MELODY NAILS	MELROSE	metroPCS	
Chic Beauty Shop	Chick-fil-A	THE CLOTHING PLACE	CLAIRES	claire's	Nail Glamour	NATIONAL JEWELRY KIOSK	OLD NAVY	PAC SUN	PERFUMANIA	
THE CREAMERY AT SOUTH PARK	EVERY SEASON STARTS AT DICK'S SPORTING GOODS	EB	ELECTRONIC TAX CENTER	Exotic Diamonds	Permian Ink	Pagoda	PRETZEL MAKER	FITNESS CONNECTION	SHAPERS	
FINISH LINE	Finish Line	Firestone	FITOS SHOES	Foot Locker	SHOE DEPT. ENCORE	SHOPPERS WORLD	Side Wok Cafe	SOUTH MALL OPTICAL	SOUTH PARK FAMILY DENTAL	
GameStop	GNC LIVE WELL	GREAT AMERICAN COOKIES	GREAT AMERICAN COOKIES	HOT TOPIC	South Park Mall	SOUTH PARK NEWS	Stater Bros	T-Mobile	T-MOBILE (formerly Capital Wireless/Sprint)	
INTRIGUE Jewellery	JAMES AVERY	JCPenney	JEWEL TOWN	Jewelry	TAO Spa	Threading Plus	TORRID	ULTA	verizon	
Jewelry	KARAT GOLD	KAY JEWELERS	Kids Foot Locker	KO	VICTORIA'S SECRET	THE VITAMIN SHOPPE	Wave	Wireless Accessories and Repair	ZALES THE DIAMOND STORE™	

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PLACER AI DATA

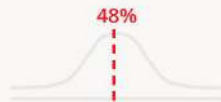
ANNUAL VISITATION METRICS

Visits	5.2M	Visit Frequency	6.25
Visits / sq ft	6.69	Avg. Dwell Time	56 min
Size - sq ft	784K (GLA)	Panel Visits	317K
Visitors	843.2K	Visits YoY	+7.4%

OVERALL PROPERTY RANKING

Nationwide

287 / 559

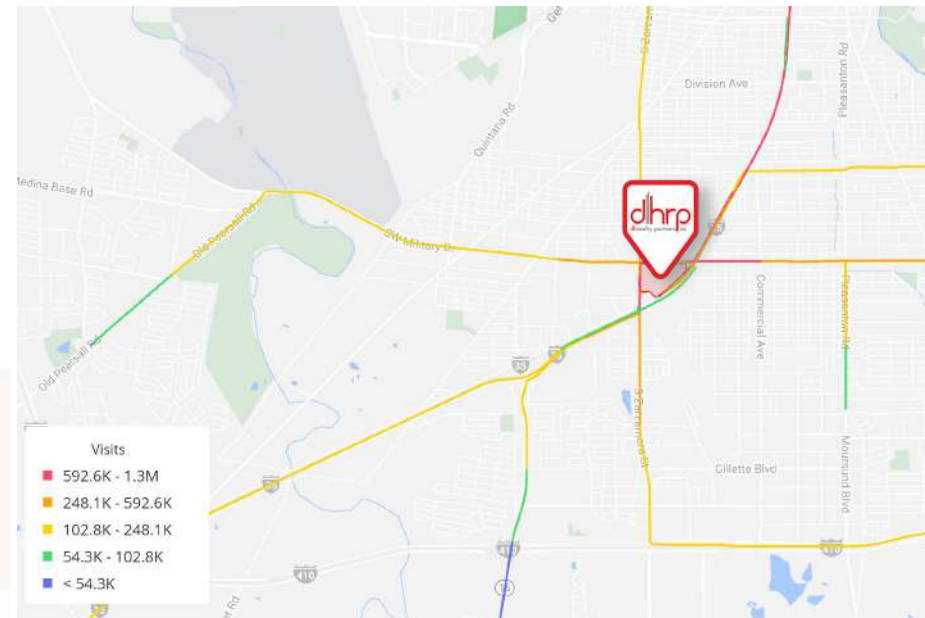


Texas

26 / 46



TRAFFIC MAP



Placer.ai

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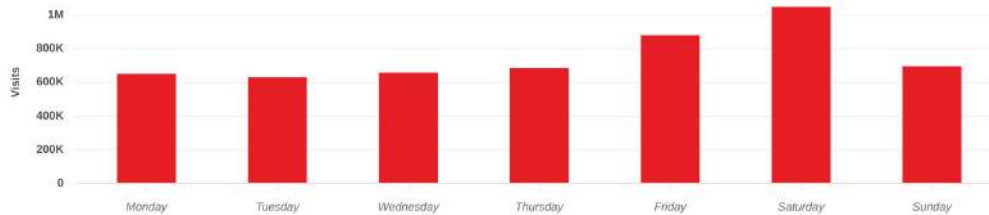
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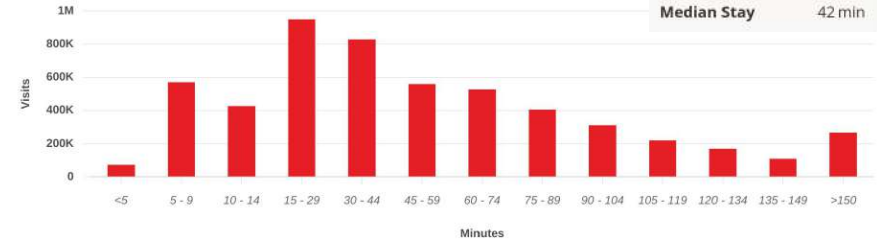
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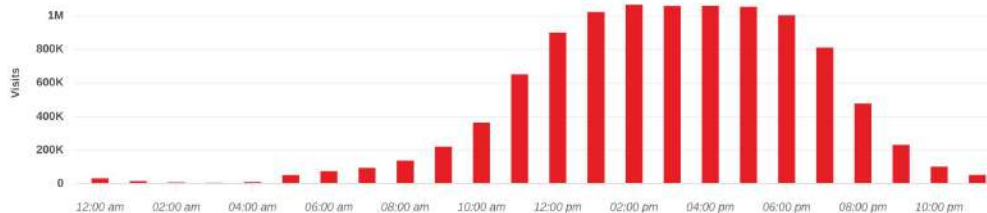
WEEKLY VISITATION METRICS



AVERAGE STAY



DAILY VISITATION METRICS



LOYAL VS. CASUAL



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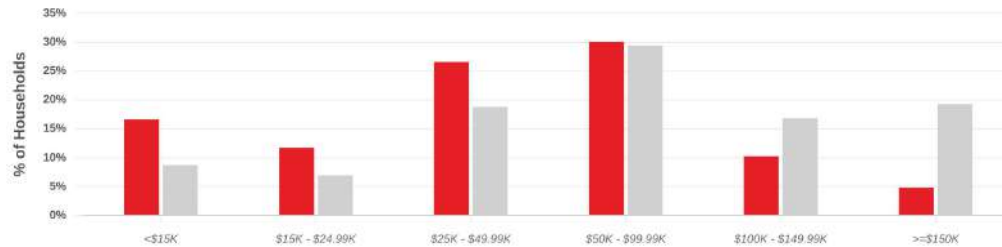
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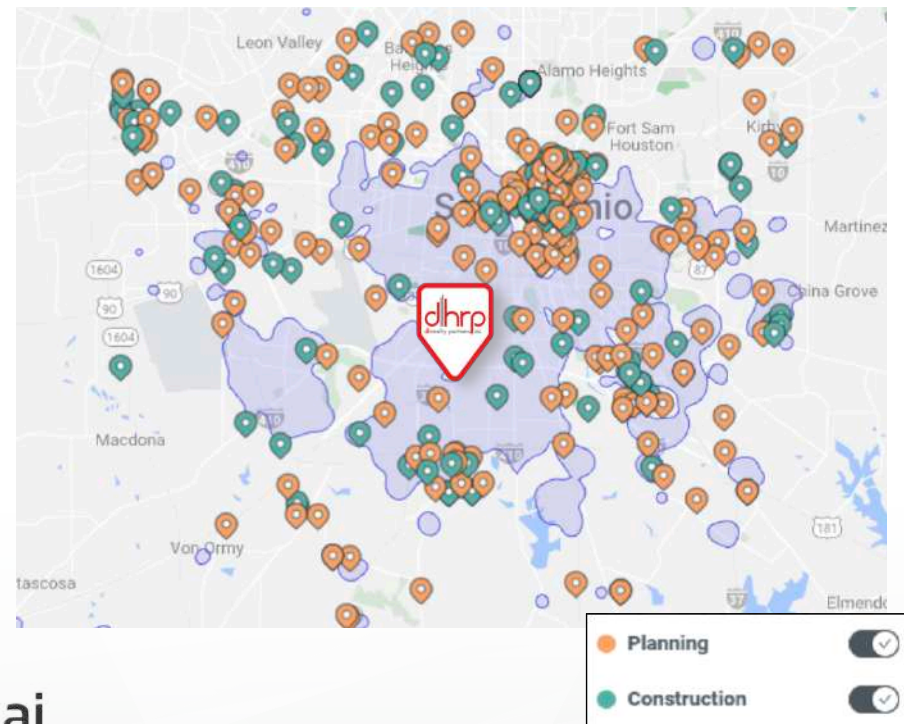
HOUSEHOLD INCOME



TRUE TRADE AREA



LOCAL CONSTRUCTION



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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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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

DH Realty Partners, Inc. 801 N Saint Marys St San Antonio, TX 78205

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled



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A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>DH Realty Partners, Inc.</u>	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
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DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

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