

FOR LEASE



BIG WOLF CENTER

SWC of Marbach Rd & Big Wolf Creek

San Antonio, Texas

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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BIG WOLF CENTER | Marbach Rd & Big Wolf Creek, San Antonio, Texas

OVERVIEW

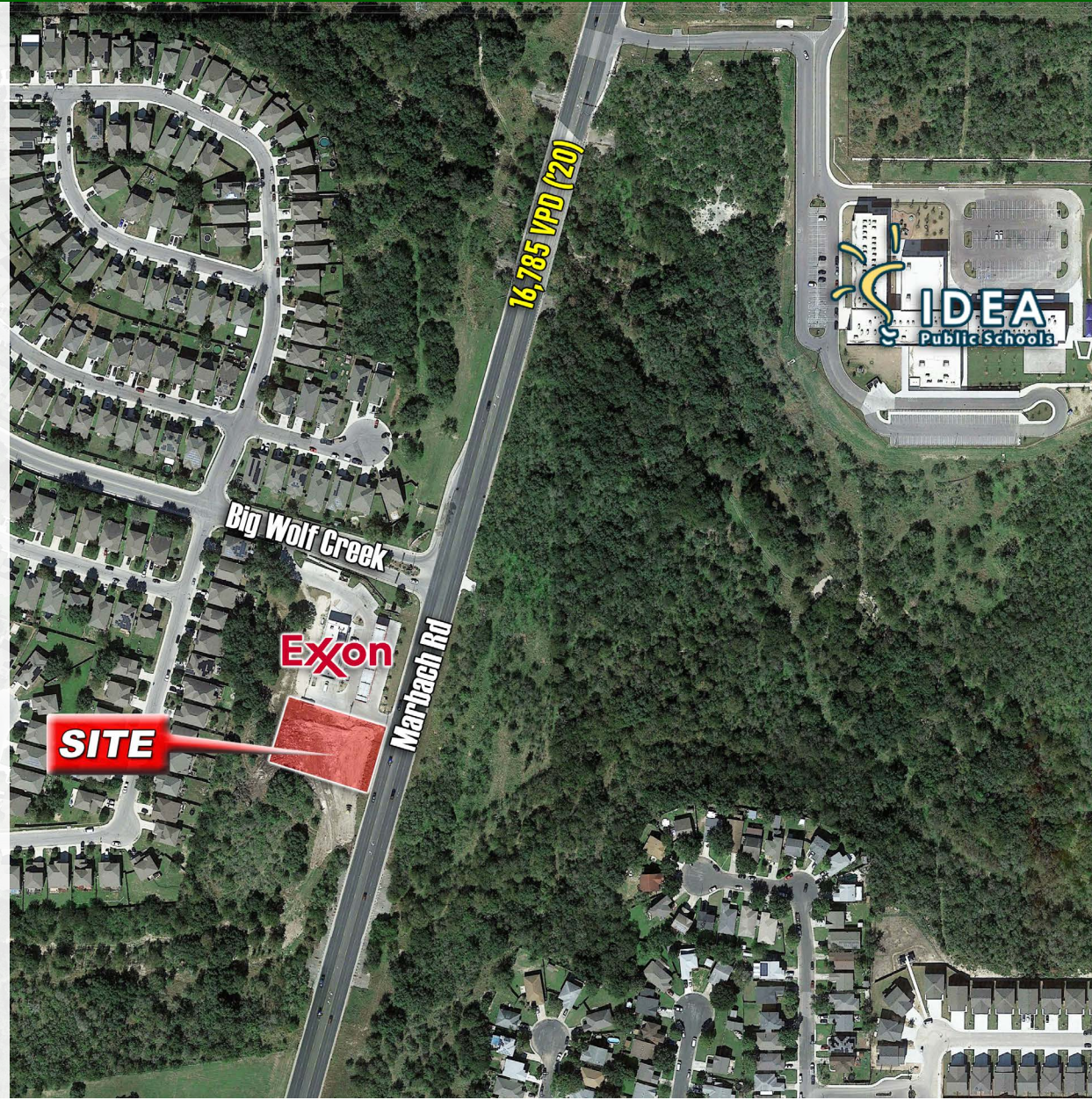
- New retail center under construction
- Located at the SWC Marbach & Big Wolf Creek
- 2,400 SF available
- Join Little Caesars & The Chop Shop
- High growth area
- Cross access with Exxon
- Across from IDEA Burke school
- Call broker for pricing

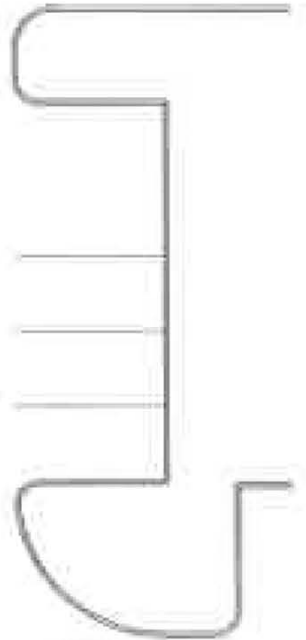
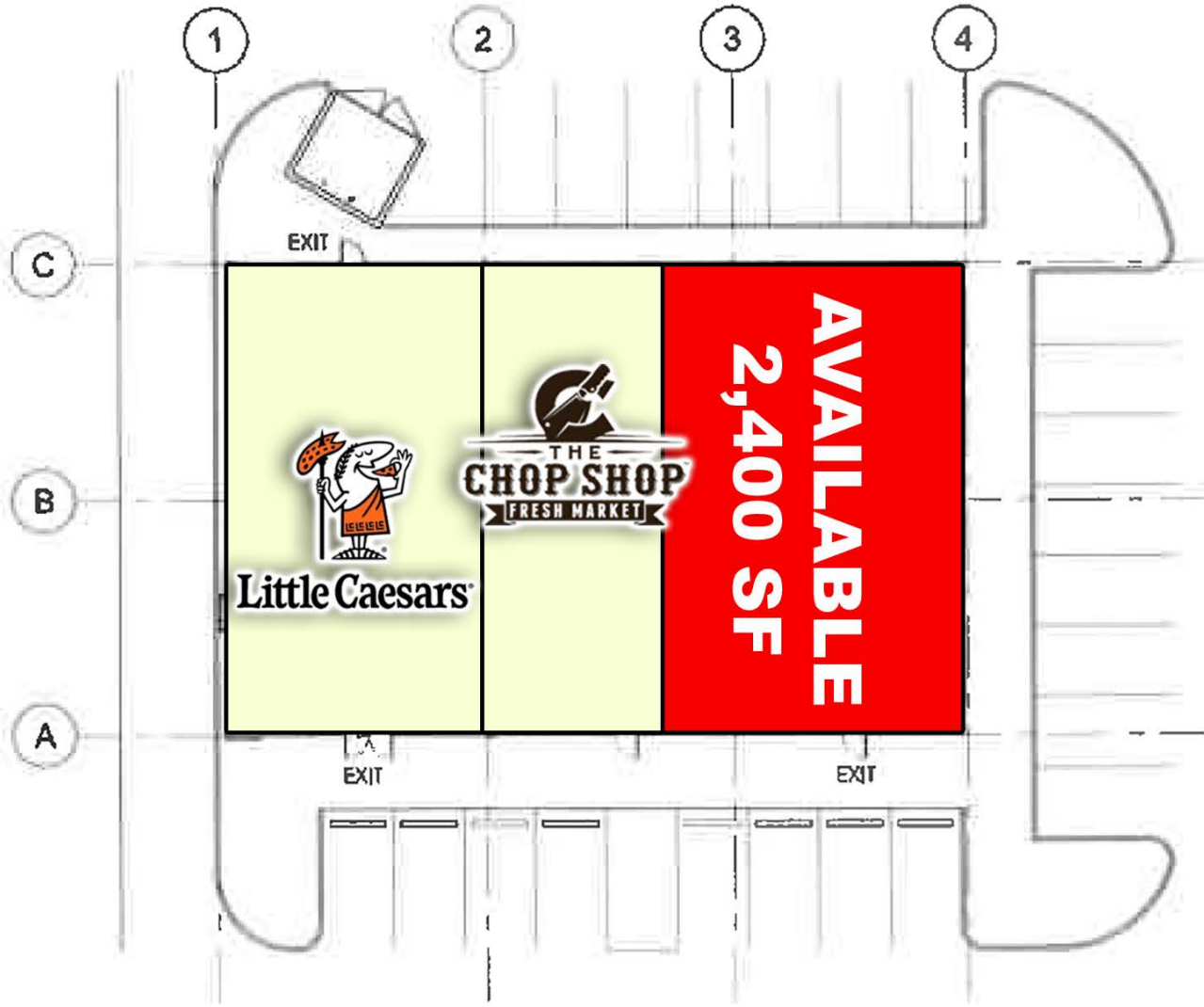
TRAFFIC COUNTS

Marbach Rd: 16,785 VPD (TXDOT 2020)

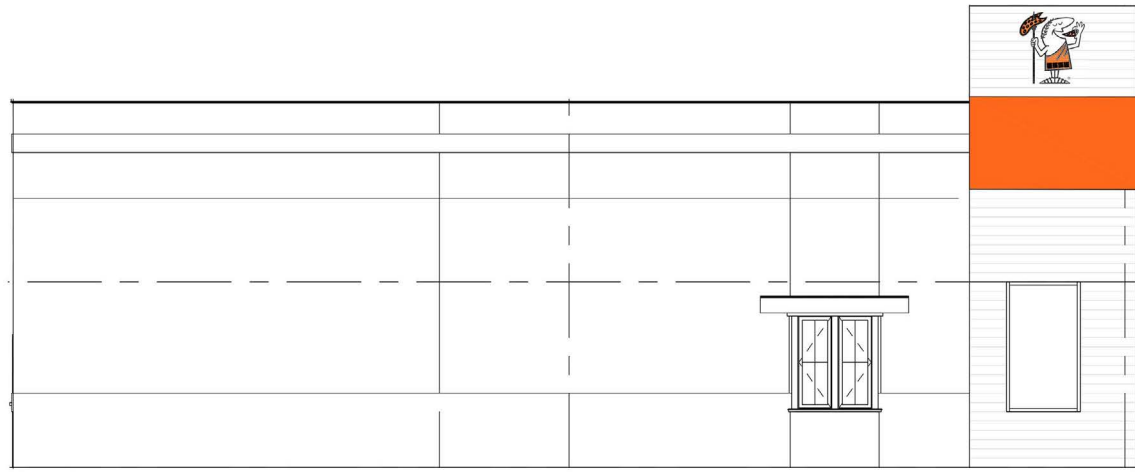
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	19,344	118,745	236,936
Households	5,742	37,303	195,594
Daytime Pop.	12,330	82,836	195,594
Avg HH Income	\$94,995	\$90,629	\$87,894





Exxon



△ SIDE SIGNAGE ELEVATION
SCALE: 1/4"=1'-0"



△ FRONT SIGNAGE ELEVATION
SCALE: 1/4"=1'-0"

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