



FOR LEASE

NEW RETAIL CENTER
SEC OF S HAUSMAN RD & CHAMPIONS GATE

SAN ANTONIO, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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NEW RETAIL CENTER | 12400 S Hausman Rd, San Antonio, Texas 78249

OVERVIEW

- ±17,900 SF Building
- End cap with drive-thru available
- Located at the southeast corner of S Hausman Rd & Champions Gate, one block east of Loop 1604
- Across from the Dub Ferris Athletic Complex, NISD Natatorium, Northside Swim Center, Brandeis High School and Stinson Middle School
- Close proximity to the University of Texas at San Antonio (UTSA) with nearly ±35,000 students enrolled
- Call for Info & Price

TRAFFIC COUNTS

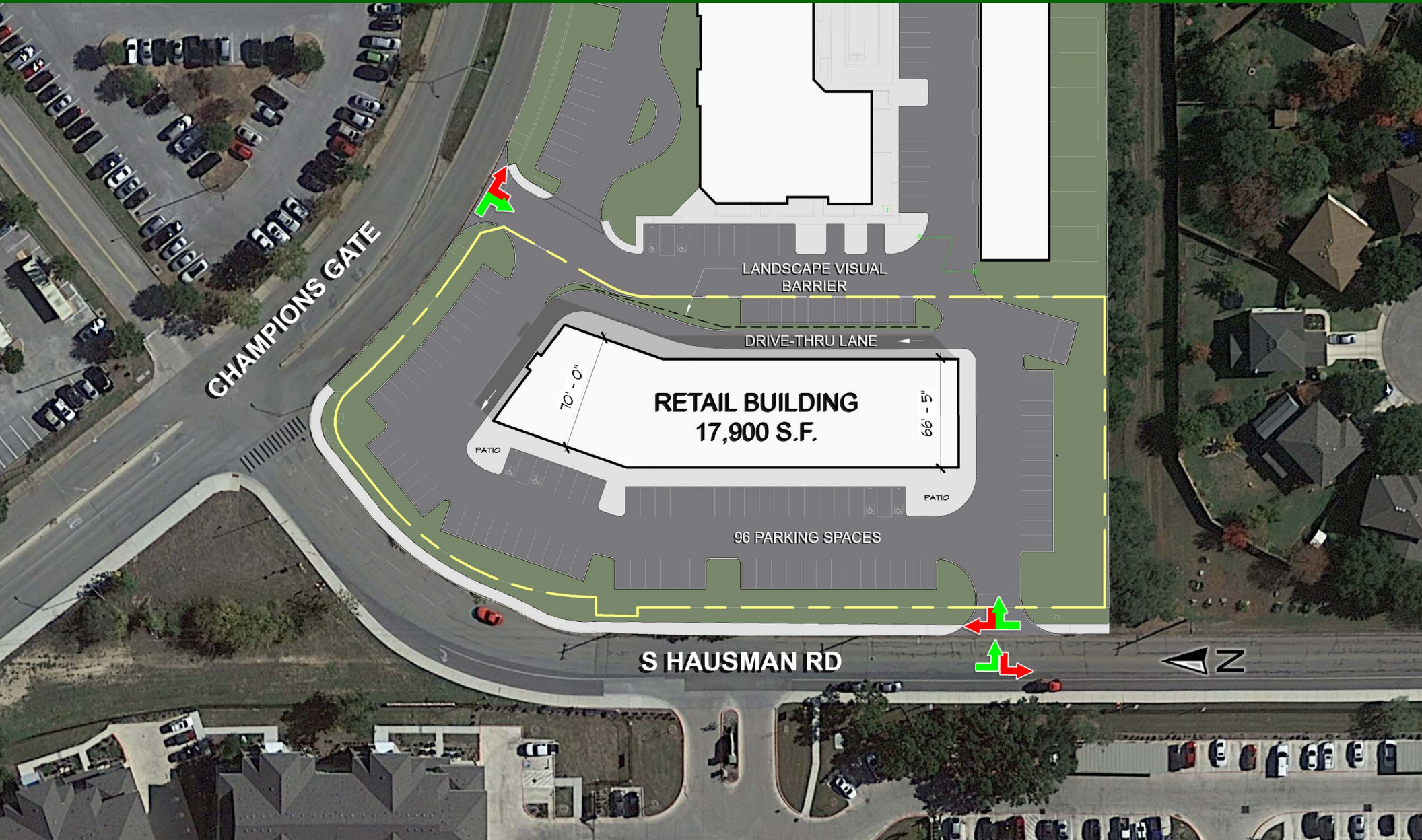
S Hausman Rd: 7,628 VPD (Kalibrate 2023)
 Champions Gate: 3,587 VPD (Kalibrate 2023)
 N Loop 1604 W: 110,080 VPD (TXDOT, 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	12,074	95,691	248,170
2028 Projected Pop.	12,432	96,490	256,041
Daytime Pop.	11,523	78,576	233,713
Avg HH Income	\$110,916	\$111,175	\$105,049



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