

3,618 SF Building Available For Lease



2ND GEN RESTAURANT SPACE

For Lease
4205 Fredericksburg Road
San Antonio, Texas 78201

VENTURE

JOSH COHN
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Metrics

4205 Fredericksburg Road
San Antonio, Texas 78201

Available Space

3,618 SF Building on .65 Ac

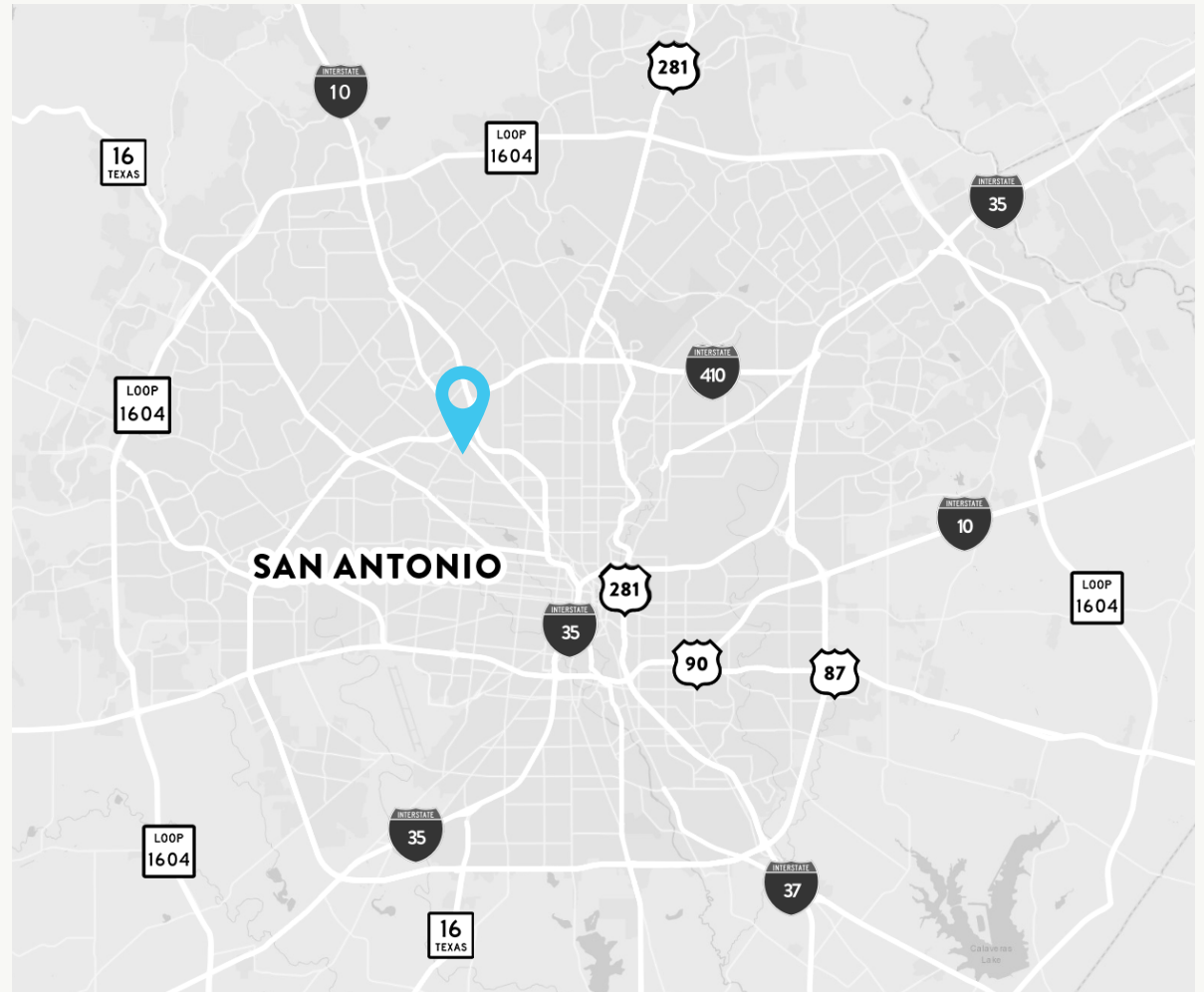
Location

Fredericksburg Rd & Concord PL

Traffic Counts

I-410
271,120 VPD 2024

Fredericksburg Rd
25,941 VPD 2024



Area Attractions



Property Highlights

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1. Second generation restaurant space with drive thru
2. Fully equipped with equipment list available upon request
3. 54 Parking spaces
4. High visibility and traffic
5. Close proximity to Wonderland of the Americas Mall
6. Corridor filled with other fast-casual and sit-down restaurants

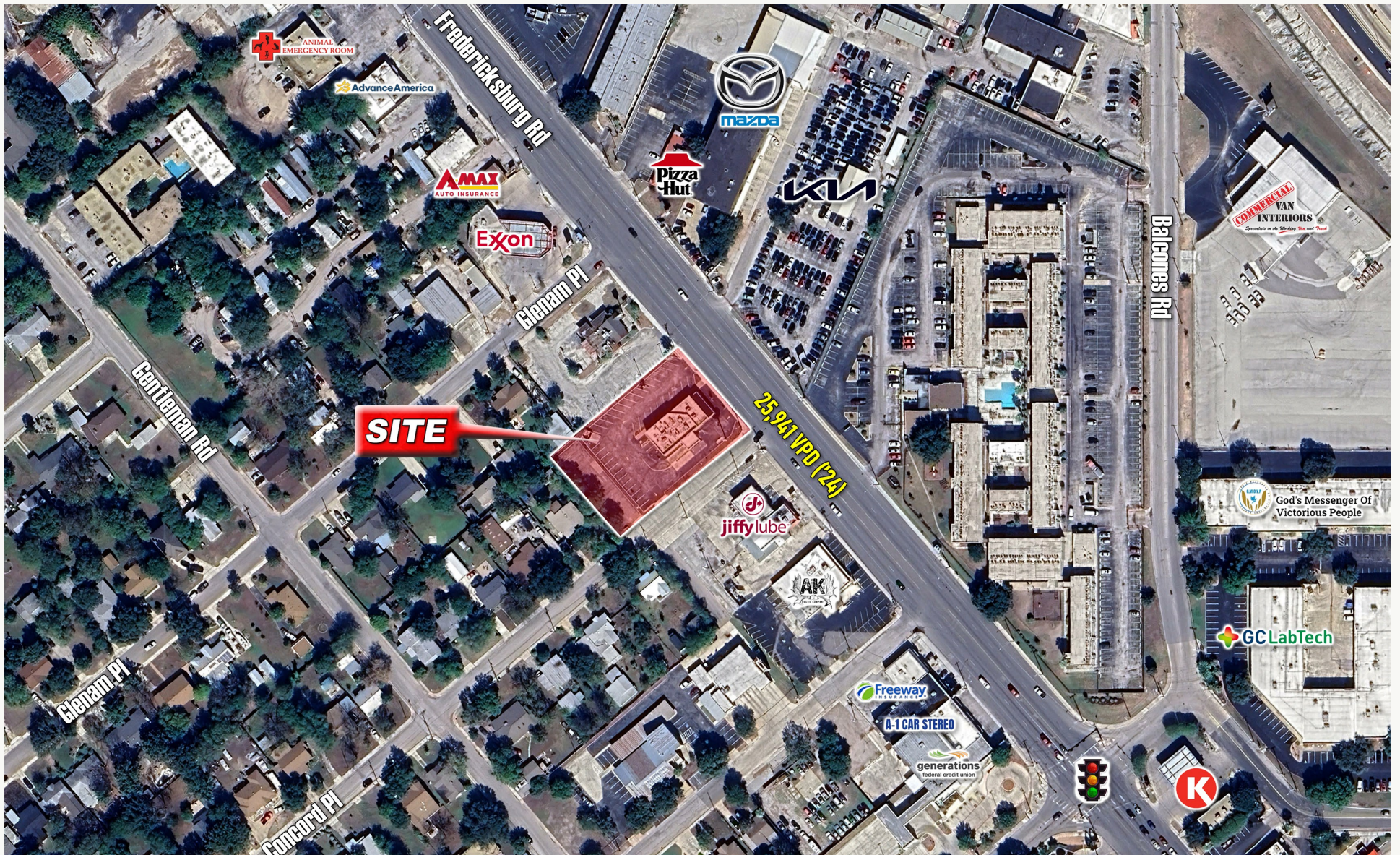


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,935	143,470	382,153
EST. DAYTIME POPULATION	5,135	62,297	180,770
EST. AVG. HH INCOME	\$62,954	\$74,432	\$87,404

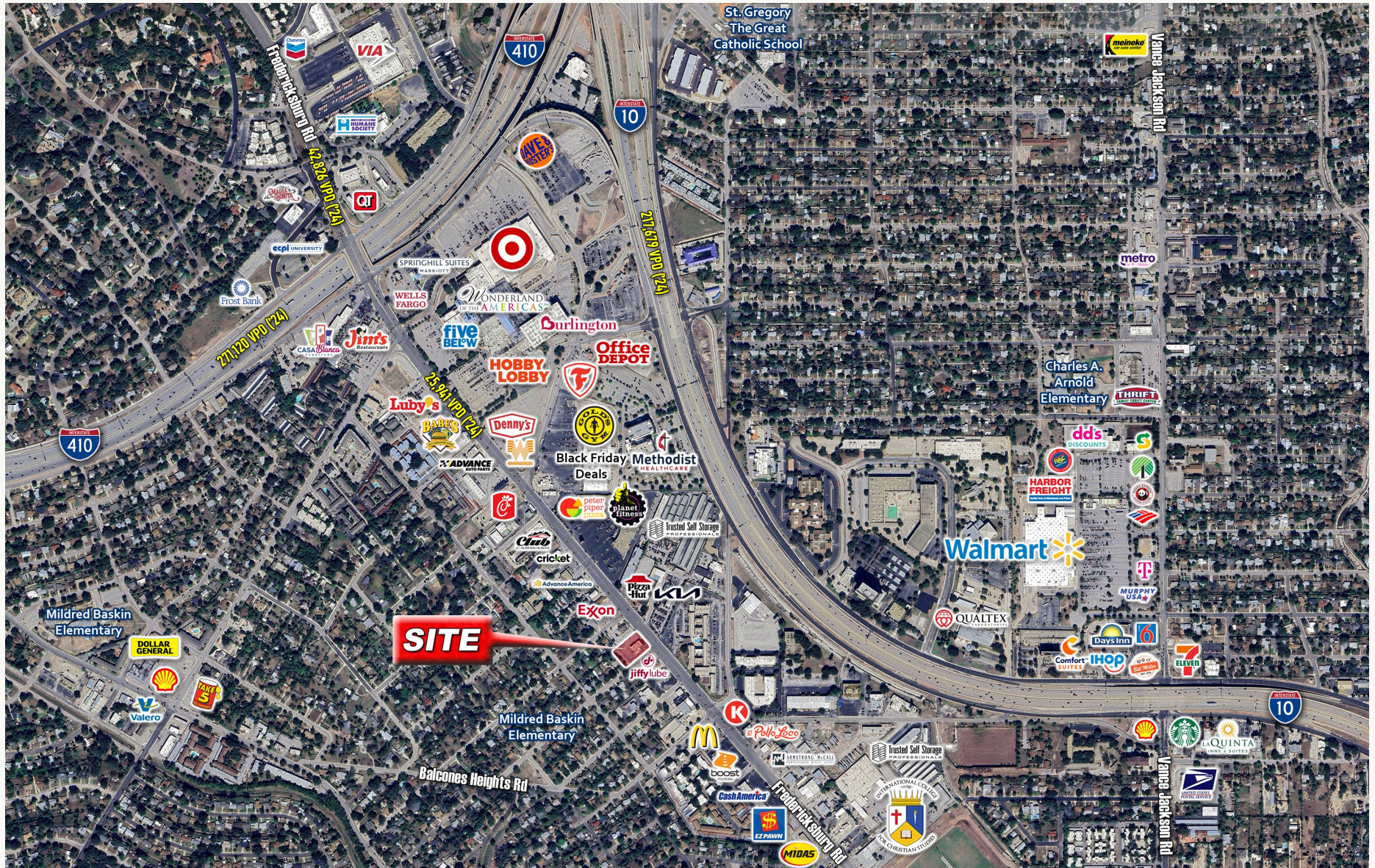
Close Aerial

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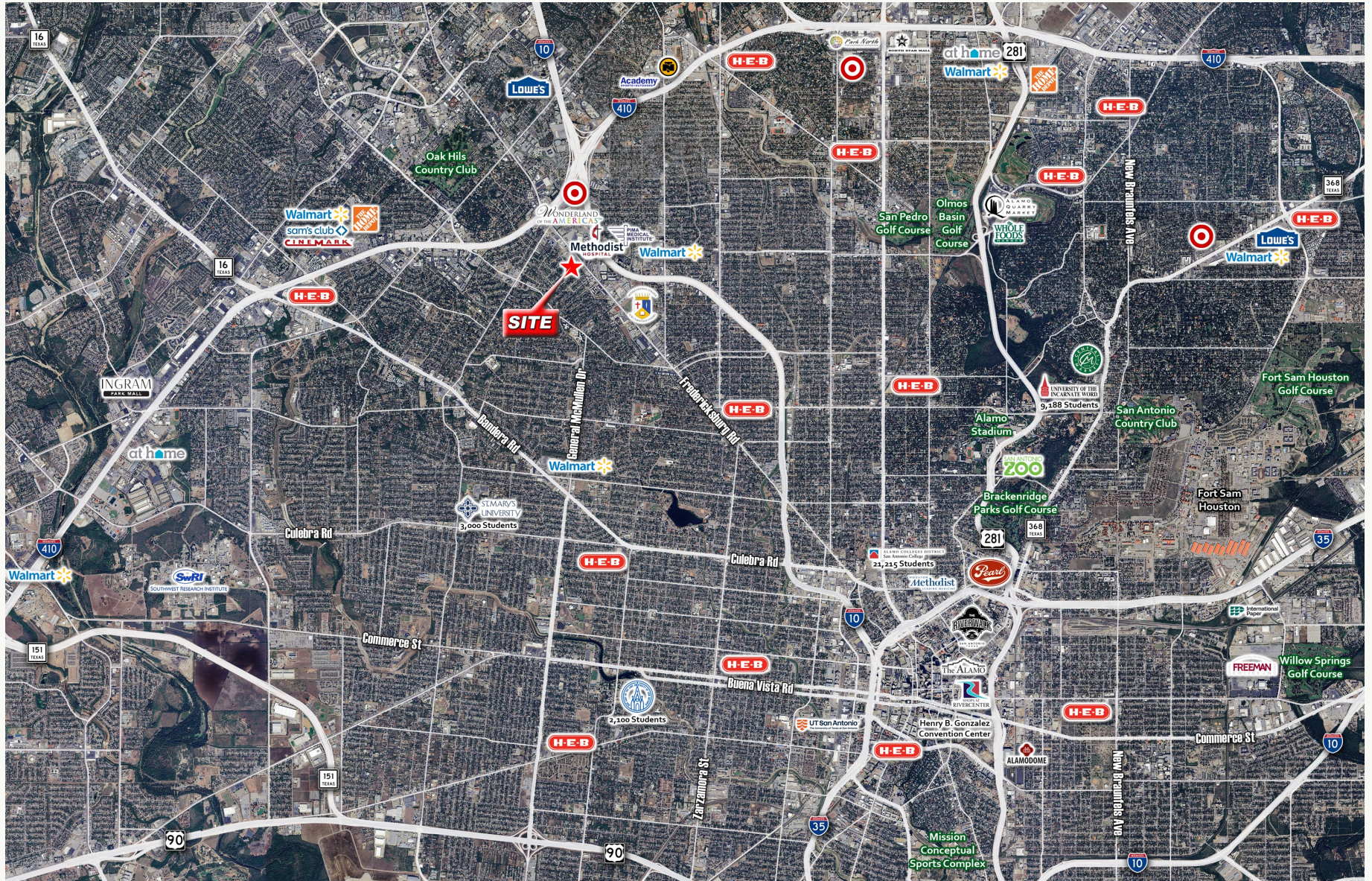
Far Aerial

4205 Fredericksburg Road
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Far Aerial

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