



For Lease

2,326± SF office space available

- 16,195± SF, multi-tenant retail/office center
- Single Story
- Private restroom located inside the suite
- Pylon signage available
- 3.03/1,000 SF parking ratio
- Contact broker for pricing

The Village Shopping Center

6708 N. New Braunfels
San Antonio, TX 78209

Robert McDonough
210 839 2037

robert.mcdonough@am.jll.com

Brian Kates
210 293 6848
brian.kates@am.jll.com

Jones Lang LaSalle Brokerage, Inc

DISCLAIMER

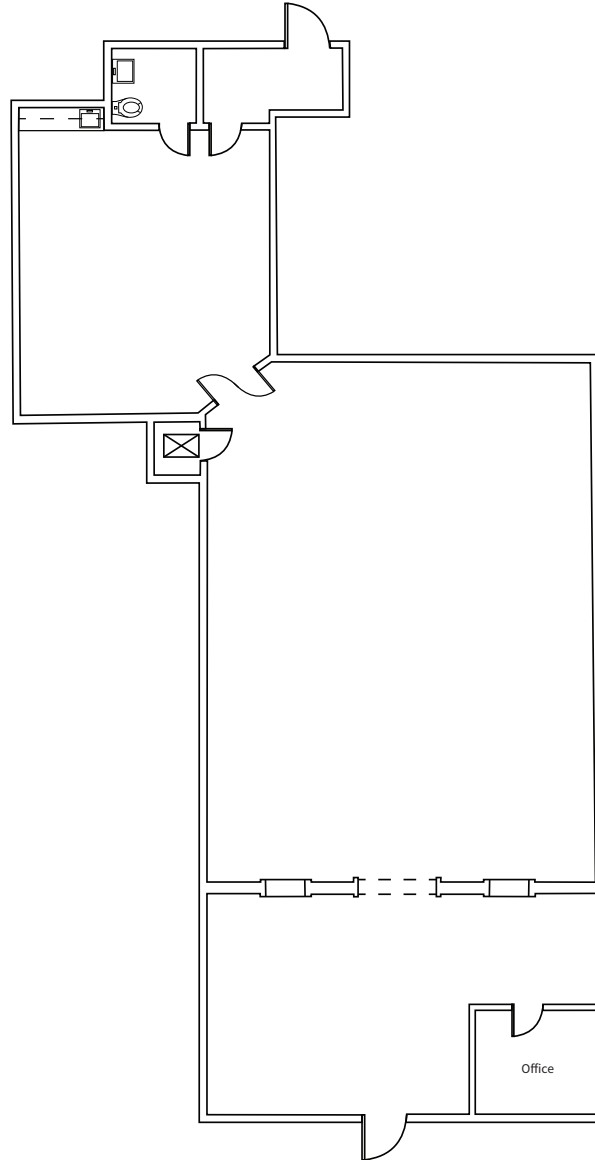
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Floor plans

The Village Shopping Center

Suite 6708: 2,326± SF



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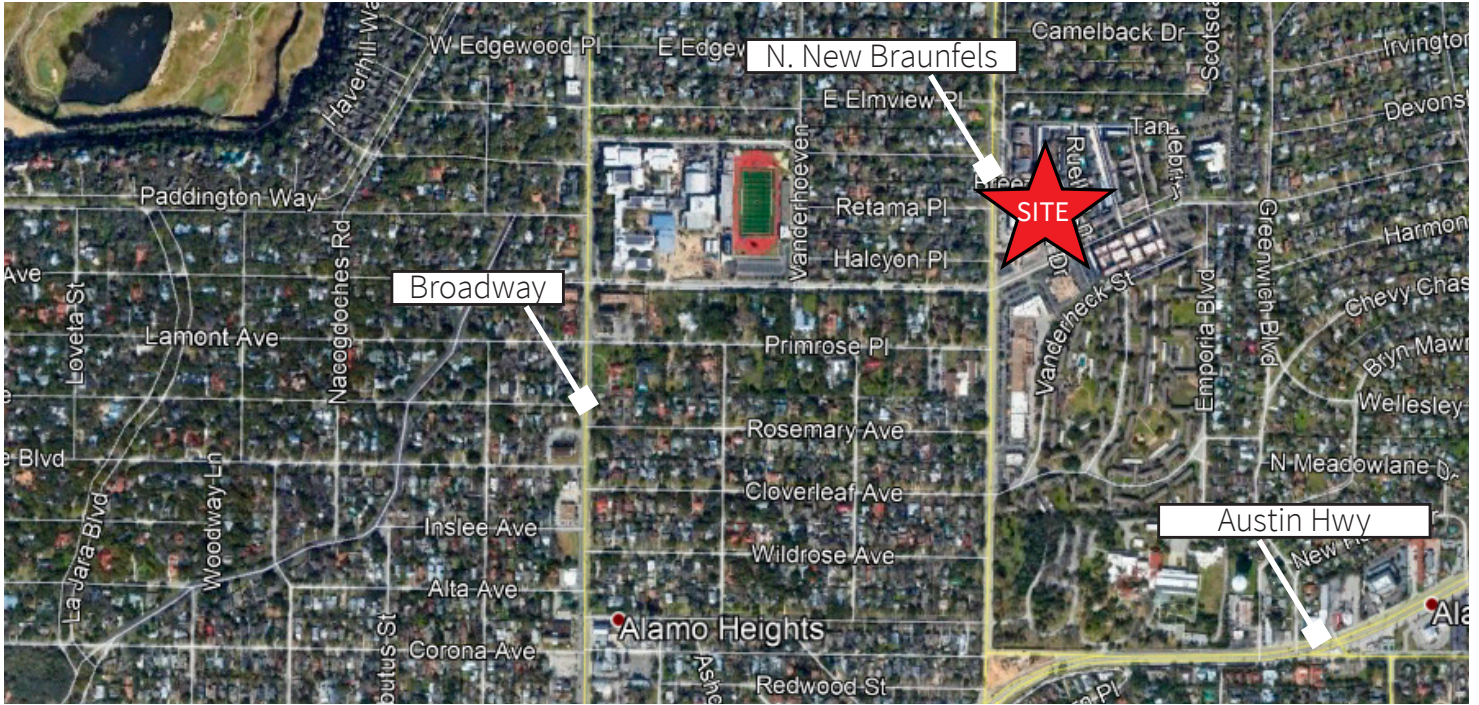
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Location overview

The Village shopping center is located in the heart of Alamo Heights, fronting highly trafficked North New Braunfels Road. The Village is surrounded by high-end residential area.



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Area overview

The Village Shopping Center

Traffic count

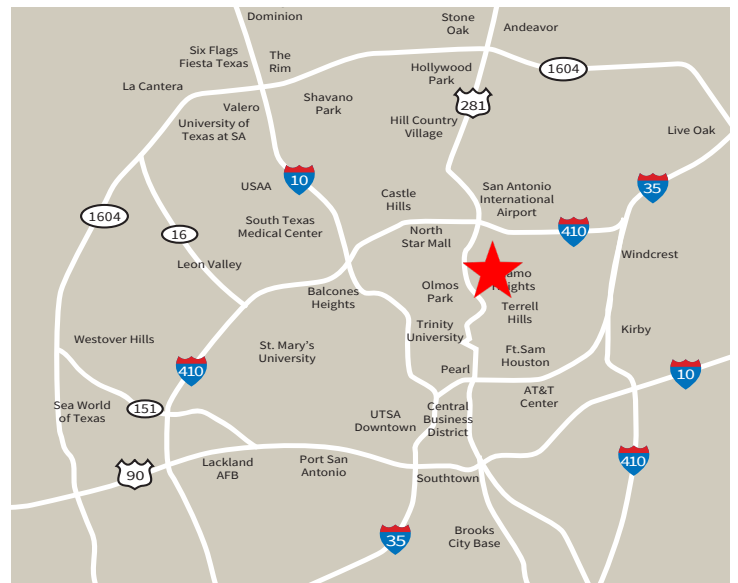
Intersection of Nacogdoches and N. New Braunfels 19,879CPD

Source: Esri, 2021

Demographics

2020 Estimated Demographics	3-mile	5-mile
Estimated Population	94,982	271,094
Daytime Population	123,154	359,037
Estimated Households	38,767	62,081
Average Household Income	\$89,890	\$106,792

Source: Esri, 2020



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JLL Demographic Summary

6708 N New Braunfels Ave, San Antonio, Texas, 78209
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.49234
Longitude: -98.45879

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,425	90,267	257,233
2010 Total Population	13,267	90,702	256,724
2020 Total Population	14,088	94,982	271,094
2025 Total Population	15,010	98,317	281,158
2019-2024 Annual Rate	1.28%	0.69%	0.73%
Total Households	6,609	38,767	106,792
Data for all businesses in area			
Total Businesses:	827	6,233	17,223
Total Employees:	8,693	70,122	219,994
Total Residential Population:	14,088	94,982	271,094
Employee/Residential Population Ratio:	1:1	1:1	1:1
Labor Force By Occupation - White Collar	87.0%	69.0%	58.0%
Labor Force By Occupation - Blue Collar	3.0%	13.0%	19.0%
Median Age			
2020 Median Age	44.9	38.3	36.8
Median Household Income			
2020 Median Household Income	\$82,983	\$54,552	\$43,118
2025 Median Household Income	\$84,199	\$56,560	\$44,934
2019-2024 Annual Rate	0.29%	0.73%	0.83%
Average Household Income			
2020 Average Household Income	\$130,579	\$89,890	\$67,688
2025 Average Household Income	\$136,934	\$95,601	\$71,611
2019-2024 Annual Rate	1.00%	1.00%	1.00%
Per Capita Income			
2020 Per Capita Income	\$60,407	\$37,574	\$26,885
2025 Per Capita Income	\$63,439	\$40,054	\$28,499
2019-2024 Annual Rate	0.98%	1.29%	1.17%
2020 Population 25+ by Educational Attainment			
Total	10,234	64,018	181,625
Less than 9th Grade	1.0%	4.0%	8.0%
9th - 12th Grade, No Diploma	2.0%	5.0%	9.0%
High School Graduate	6.0%	15.0%	20.0%
GED/Alternative Credential	2.0%	3.0%	4.0%
Some College, No Degree	15.0%	19.0%	21.0%
Associate Degree	4.0%	6.0%	7.0%
Bachelor's Degree	40.0%	28.0%	19.0%
Graduate/Professional Degree	29.0%	19.0%	12.0%
2020 Population by Sex			
Males	6,576	46,386	133,656
Females	7,512	48,596	137,439
2020 Population by Race/Ethnicity			
Total	14,089	94,984	271,093
White Alone	89.0%	76.0%	70.0%
Black Alone	1.0%	6.0%	9.0%
American Indian Alone	0.0%	1.0%	1.0%
Asian Alone	3.0%	3.0%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.0%	10.0%	14.0%
Two or More Races	3.0%	4.0%	4.0%
Hispanic Origin	25.0%	44.0%	60.0%
Diversity Index	49.9	70.4	74.0



Information About Brokerage Services

Texas law requires all real estate license holders 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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Robert Oliver McDonough	738316	robert.mcdonough@am.jll.com	210-839-2037
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Brian Kates	630425	brian.kates@am.jll.com	210-293-6848
Sales Agent/Associate's Name	License No.	Email	Phone

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