



**ARGALI**  
COMMERCIAL REAL ESTATE SERVICES

## THE SHOPPES AT WILDERNESS OAKS

24815 US-218, SAN ANTONIO TX 78258



**Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828**  
**ARGALICRE.COM**

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## TENANTS

Texas Physical  
Therapy Specialists  
HotWorx  
Wilderness Oak  
Family Dentistry

Summer Glen  
Children's Dentistry  
Impression Nail  
Lounge  
My Pets Vet Animal  
Hospital

## AVAILABLE SITES

SUITE 103 - 1091 SF

## TRAFFIC COUNTS

WILDERNESS OAK  
38,312 VPD  
HWY 281 N  
53,053 VPD

## RATE \$

PLEASE CALL FOR  
PRICING

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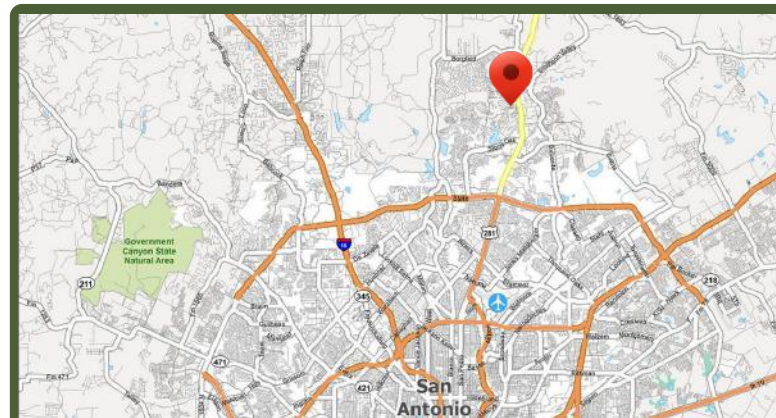
## PROJECT SCOPE

This project offers excellent visibility and access to Highway 281, one of the most traveled thoroughfares in the City. The center is also located in close proximity to the densely populated master planned community of Stone Oak. Stone Oak boasts HH income levels over \$147,000 and a daytime population of 73,000 people in a 3 mile radius.

## PROPERTY DETAILS

AVAILABILITY	1,091 SF
GROSS LEASABLE AREA	11,945 SF
TRIPLE NETS (2025)	\$14.26 PSF
PLEASE CALL FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	6,760	73,167	145,813
AVG. HH INCOME	\$ 144,645	\$147,527	\$143,603
TOTAL HOUSING UNITS	2,125	31,220	76,386
DAYTIME POPULATION	2,310	24,425	50,708
MEDIAN HOME VALUE	\$ 448,338	\$367,691	\$ 361,800



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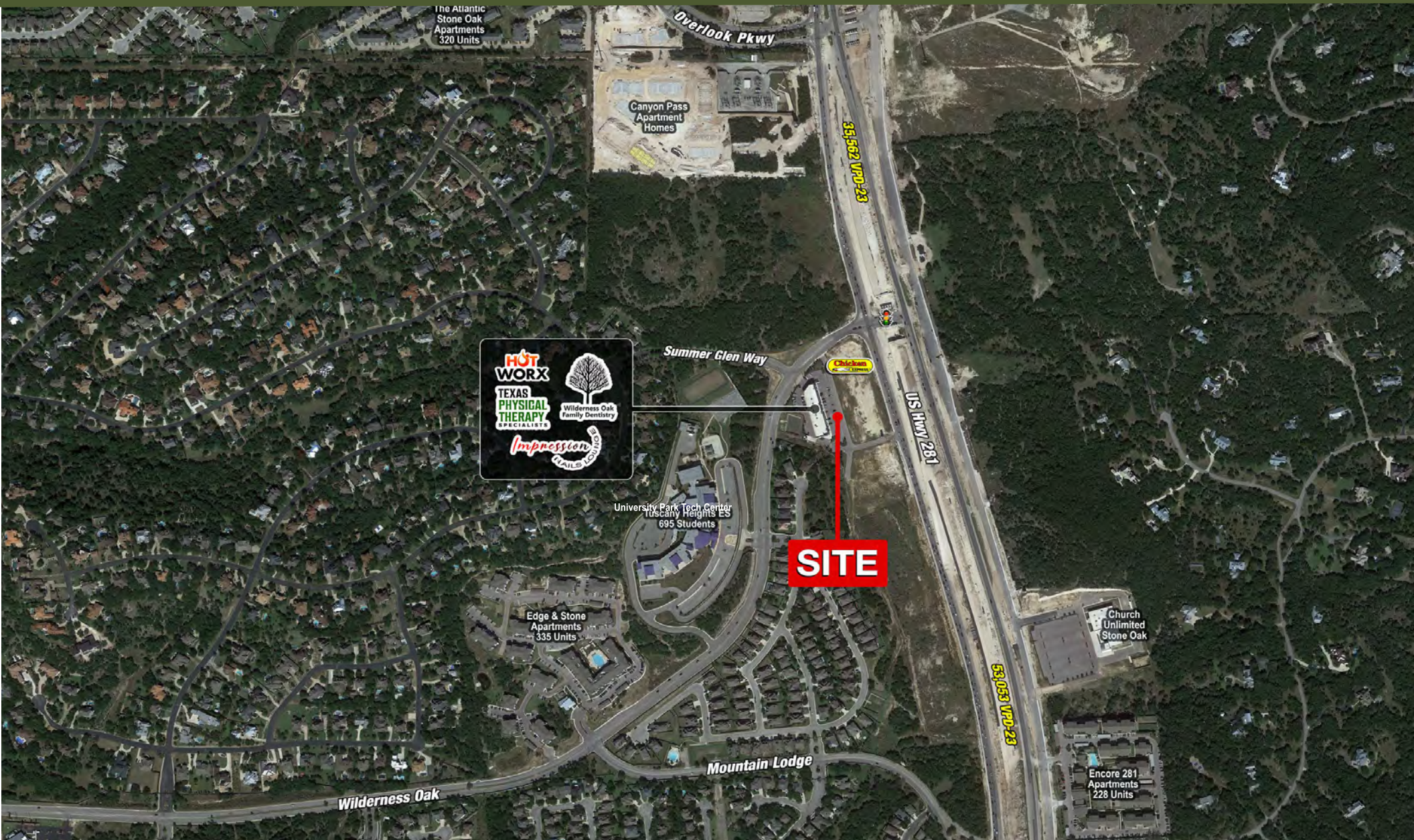
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