

**EXCLUSIVE**

# RETAIL SPACE LEASE OPPORTUNITY

202 N. King St. Seguin, TX 78155



**ENTRUST**  
COMMERCIAL ADVISORS

*Powered by KW Commercial*



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15510 VANCE JACKSON RD.  
STE. 101  
SAN ANTONIO, TX 78255

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## PROJECT OVERVIEW

Entrust Commercial Advisors Group, in partnership with KW Commercial, is pleased to offer Suite #202 at 202 N. King Street for lease. This retail property presents an exceptional opportunity for businesses seeking a highly visible, well-positioned location in the heart of Seguin. Situated along the heavily trafficked corridors of N. King Street and E. Court Street, the property benefits from outstanding exposure and features a marquee signage opportunity to further enhance tenant visibility. The approximately 5,800-square-foot building is surrounded by established neighborhood retail, creating a professional and inviting commercial environment

The property features a 1,700-square-foot, rent-ready suite ideally suited for a variety of professional uses. Featuring economical lease rates and favorable commercial zoning, this location is ideal for businesses looking to establish or expand their presence in Seguin. Tenants will enjoy ample on-site parking with convenient ingress and egress. Additionally, the property's proximity to I-10 and Highway 90 provides excellent access to major transportation routes and nearby amenities.

For more information or to schedule a tour, please contact us at your convenience.

## PROJECT HIGHLIGHTS

- Move-In Ready Suite
- Marquee Signage Opportunity
- Proximity to N. King St & E. Court St
- Ample Uses
- 41,000 Est. Population within 5 miles



# EXECUTIVE SUMMARY

EXCLUSIVE LEASE OPPORTUNITY



Available



LEASE RATE

\$16.52



RENTABLE BUILDING AREA SF

1,700 SF



LEASE STRUCTURE

Gross



LOT SIZE (AC)

0.41



YEAR BUILT

1982



TENANCY

Multi-Tenant



SUBMARKET

Guadalupe  
County



ZONING

Commercial



GEO ID

1G0600-0003-  
03400-0-00



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Population	1 Mile	3 Miles	5 Miles
Estimated Population (2024)	8,411	28,856	41,175
Projected Population (2029)	9,657	33,232	47,544

  

Households	1 Mile	3 Miles	5 Miles
Estimated Households (2024)	3,247	10,666	14,942
Projected Households (2029)	3,734	12,305	17,282

  

Household Income	1 Mile	3 Miles	5 Miles
Estimated Avg. Income (2024)	\$68,608	\$70,003	\$78,629

  

Daytime Employment	1 Mile	3 Miles	5 Miles
Total Businesses	937	1,694	1,888
Total Employees	6,735	17,086	20,296







