

EXCLUSIVE

FLEX BUILDING for Lease

4714 Broom St., San Antonio, TX 78217



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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SAN ANTONIO, TX 78255

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PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present an outstanding, well maintained, Flex building available for lease in San Antonio's sought-after Northeast submarket.

4714 Broom St. is strategically positioned near major thoroughfares, including Highway 35, 410, and Wurzbach Pkwy. This property provides exceptional accessibility and is surrounded by a dynamic mix of industrial and professional businesses. Its updated exterior, known business park, and ample parking create a welcoming and professional environment.

Now available for lease is a 5,400-square-foot, ground-floor suite, offering 3 drive in bays to suit specific tenant needs.

Situated along one of San Antonio's premier industrial corridors, 4714 Broom St. presents a unique opportunity for businesses looking to establish a strong presence in the thriving Northeast commercial district.

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

PROJECT HIGHLIGHTS

- Established Northeast Market
- 4,186 SF Warehouse | 1,214 SF Office
- Population | 159,608 | 3 Mi.
- Avg. HH Income | \$66,900 | 3 Mi.
- Outdoor Storage | Fenced Yard
- Convenient Access | Hwy 35, 410 & Wurzbach Pkwy.



EXECUTIVE SUMMARY

EXCLUSIVE LEASE OPPORTUNITY



RENTABLE BUILDING AREA (SF)

5,400 SF



TENANCY

Single Tenant



Warehouse SF

4,186 SF



Office SF

1,214 SF



Lease Rate

\$12/SF/YR



Land Area (AC)

0.26



YEAR BUILT

1975



SUBMARKET

Northeast



Ownership

Fee Simple



GEO ID

14100-004-0110



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4714 Broom St



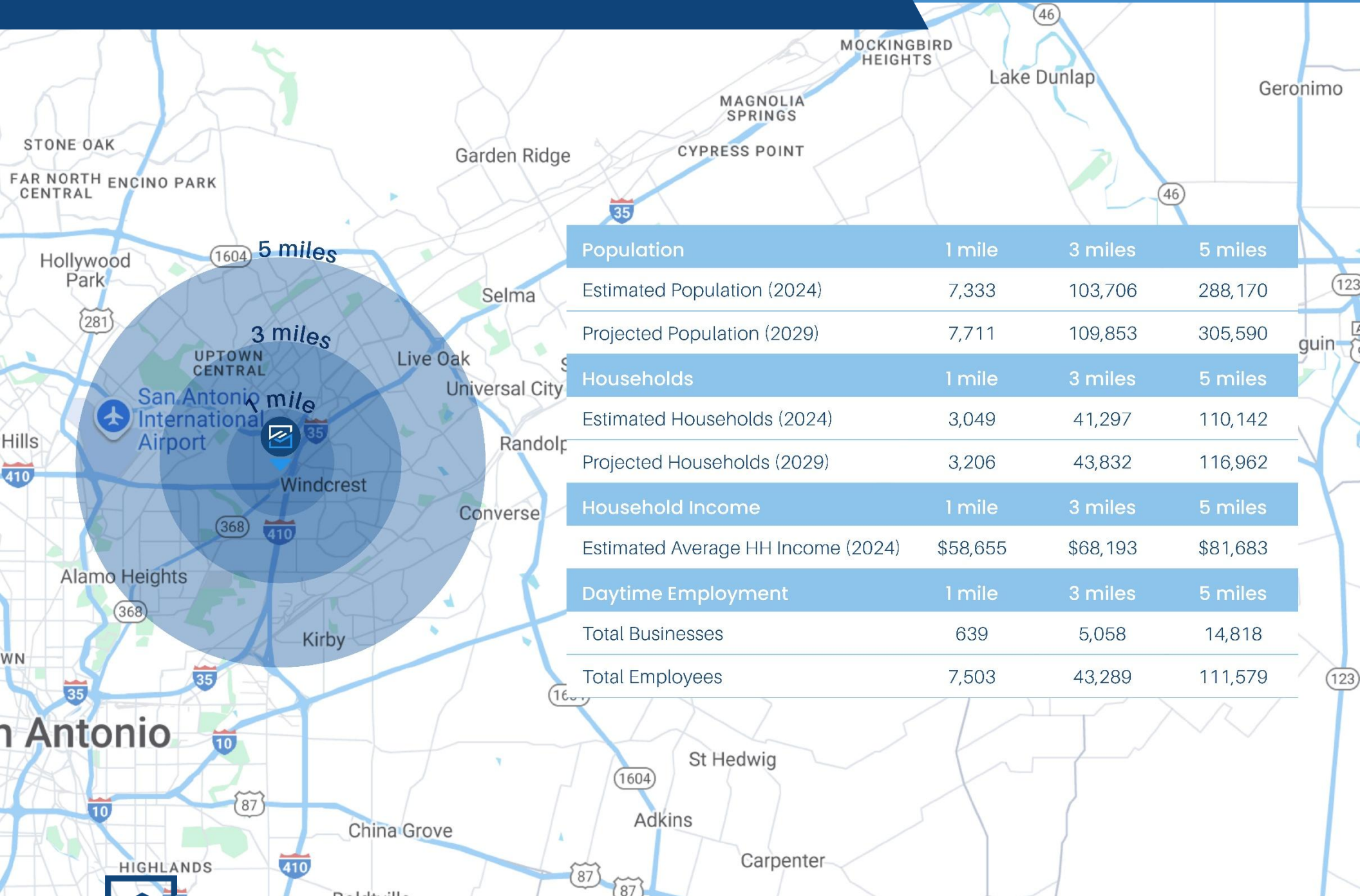


5,400 SF
Available





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	1 mile	3 miles	5 miles
Population			
Estimated Population (2024)	7,333	103,706	288,170
Projected Population (2029)	7,711	109,853	305,590
Households			
Estimated Households (2024)	3,049	41,297	110,142
Projected Households (2029)	3,206	43,832	116,962
Household Income			
Estimated Average HH Income (2024)	\$58,655	\$68,193	\$81,683
Daytime Employment			
Total Businesses	639	5,058	14,818
Total Employees	7,503	43,289	111,579



