

WINDSOR PARK CENTER

8460-8600 FOURWINDS DRIVE
SAN ANTONIO, TX 78239

Office DEPOT

RETAIL/OFFICE PROPERTY FOR LEASE

RICHARD JACKSON

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PROPERTY DESCRIPTION

Ideal for retail, dining, and service businesses alike, Windsor Park Center provides ample opportunity for tenants to thrive in a vibrant and bustling environment. The center has major tenants such as Ross Dress for Less, Cavender's, and Petsmart, providing additional draw and foot traffic for all businesses within Windsor Park Center. Whether it's establishing a flagship store, launching a new dining concept, or offering essential services, the center caters to a diverse range of business needs.

PROPERTY HIGHLIGHTS

- Prime leasing opportunity at Windsor Park Center, strategically located in the heart of San Antonio's vibrant commercial district.
- Benefit from unparalleled visibility and accessibility, with the center situated at the northeast corner of North PanAm Expressway/Connally Loop and Crestwind Drive.
- Enjoy a steady stream of customers drawn from the nearby Rackspace headquarters, home to over 10,000 employees, ensuring consistent foot traffic for all tenants.
- Convenient access to Interstate 410 Loop (Connally Loop) and North PanAm Expressway facilitates easy transportation for both commuters and local residents.

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OFFERING SUMMARY

Available SF:	6,428 - 25,931 SF
Building Size:	196,599 SF
Vehicles Per Day:	204,000 via I-35 & 137,000 via 410
Major Tenants:	Ross Dress for Less, Skechers, Cavender's and Petsmart

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Average HH Income	\$85,732	\$95,278	\$90,331
Total Population	276,119	846,621	1,473,210
Total Households	104,484	325,593	558,449



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LEGEND

Available

Unavailable

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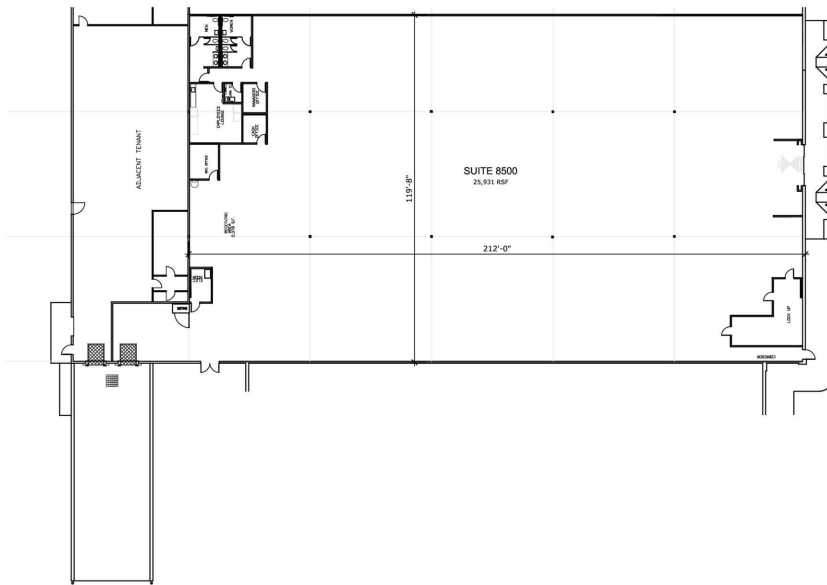
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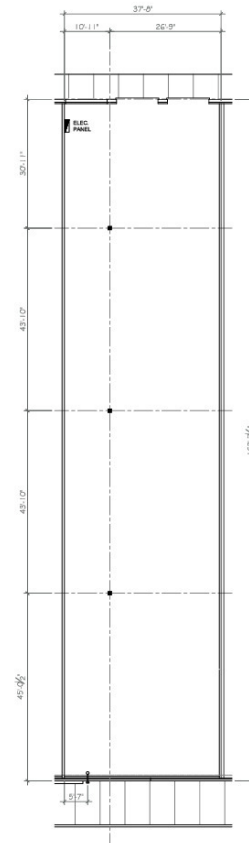
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8540A, 8500 FOURWINDS DRIVE, SAN ANTONIO, TX 78239



WINDSOR PARK - SUITE 8500

FLOOR PLAN 2025.03.17



DESIGN
DRAWING
FOR
PERMIT OR
CONSTRUCTION

AS-BUILT FLOOR PLAN 6,314 SF

FOURWINDS DRIVE, WINDCREST, TEXAS

DATE: 1-15-2019



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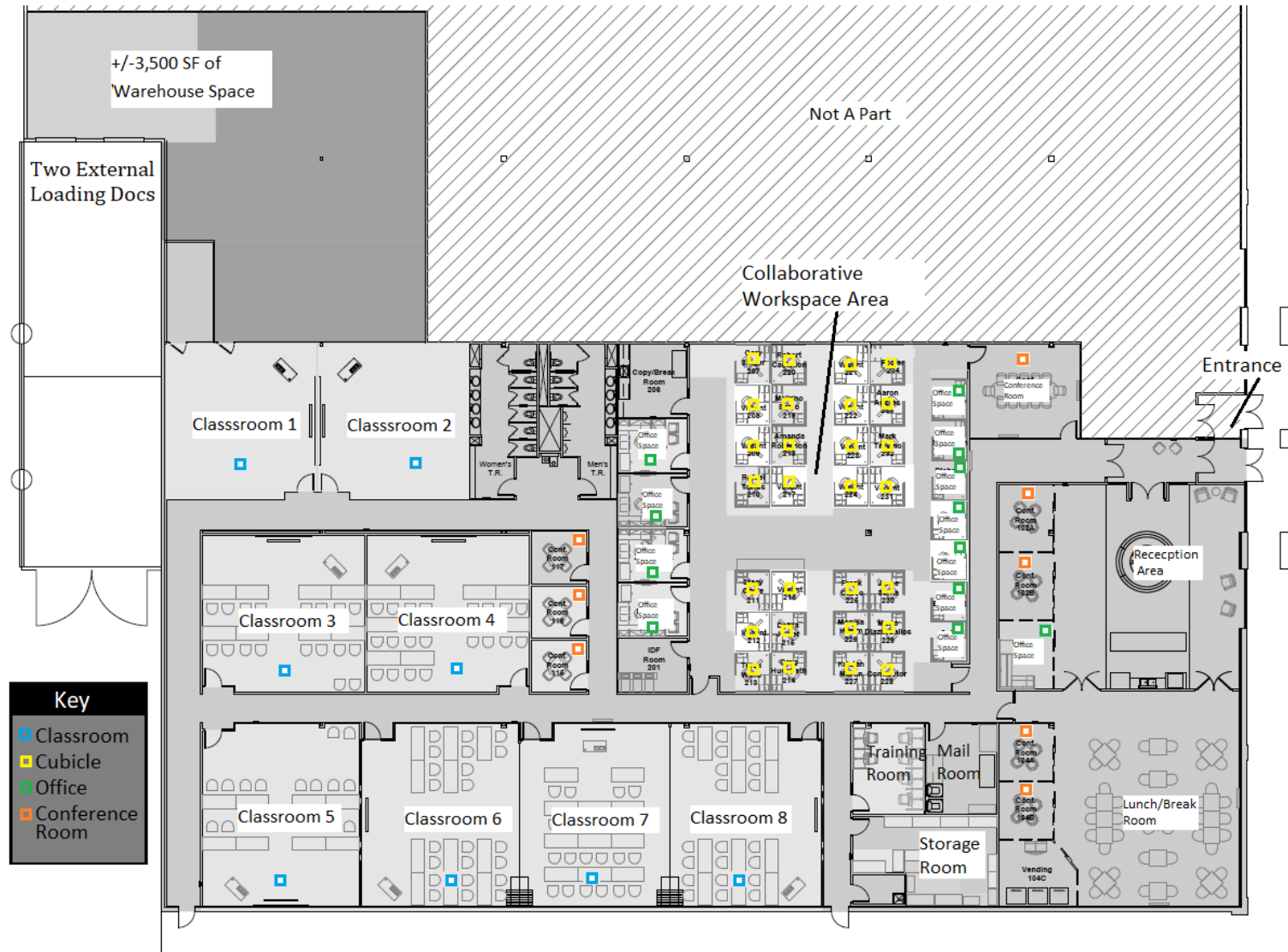
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WINDSOR PARK CENTRE: EDUCATIONAL TRAINING FACILITY SUITE AVAILABLE

8680 FOURWINDS DRIVE, SAN ANTONIO, TX 78239



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WINDSOR PARK CENTRE: 24,000 SF AVAILABLE FOR LEASE

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MORE INFORMATION

- Ideal for public & private educational institutions, specialty trade & career schools, charter schools, employee training centers and general office users
- Convenient location right at Loop 410 & I35 interchange in NE San Antonio
- Easily accessible to all parts of San Antonio, Schertz, New Braunfels. 7 minute drive time to San Antonio Airport and 12 minute drivetime to Downtown SA
- Approximately 100 ft of frontage and 200 ft of depth
- Two external loading docs exclusive to the suite
- Unmatched visibility from Loop 410/I35. Building & Pylon signage opportunity



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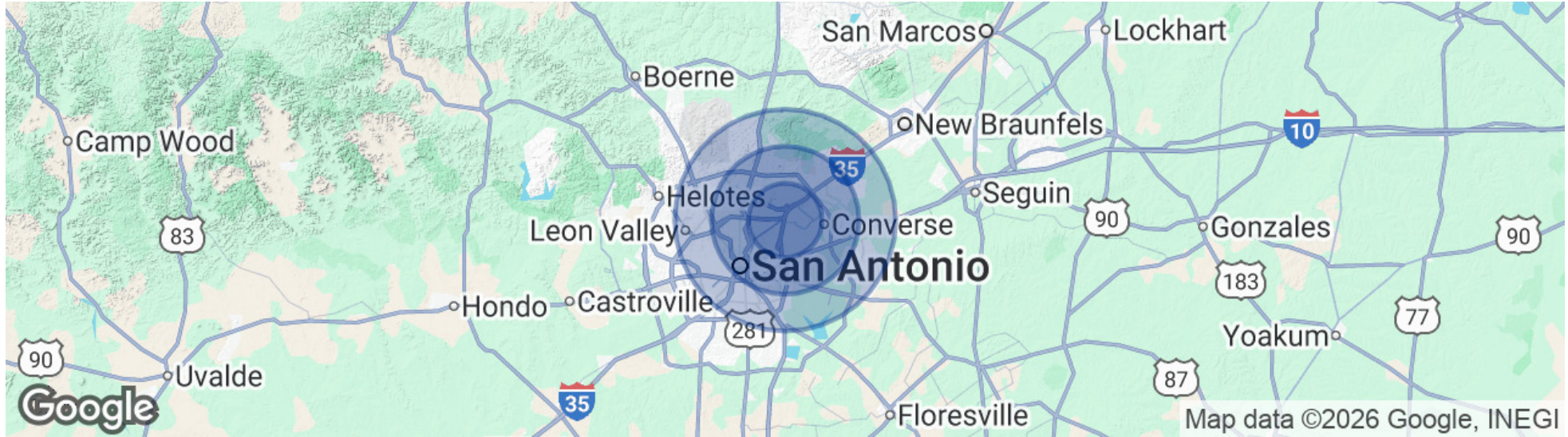
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	276,119	846,621	1,473,210
Median age	39	39	39
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	104,484	325,593	558,449
# of persons per HH	2.6	2.6	2.6
Average HH income	\$85,732	\$95,278	\$90,331
Average house value	\$271,550	\$327,378	\$308,136



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