

WINDSOR PARK CENTER

8460-8600 FOURWINDS DRIVE
SAN ANTONIO, TX 78239

RETAIL 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.
- Convenient access to Interstate 410 Loop (Connally Loop) and North PanAm Expressway facilitates easy transportation for both commuters and local residents.
- Join major anchor tenants such as Ross Dress for Less, Cavender's, and Petsmart, enhancing the center's draw and contributing to a bustling atmosphere.

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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, Marshall'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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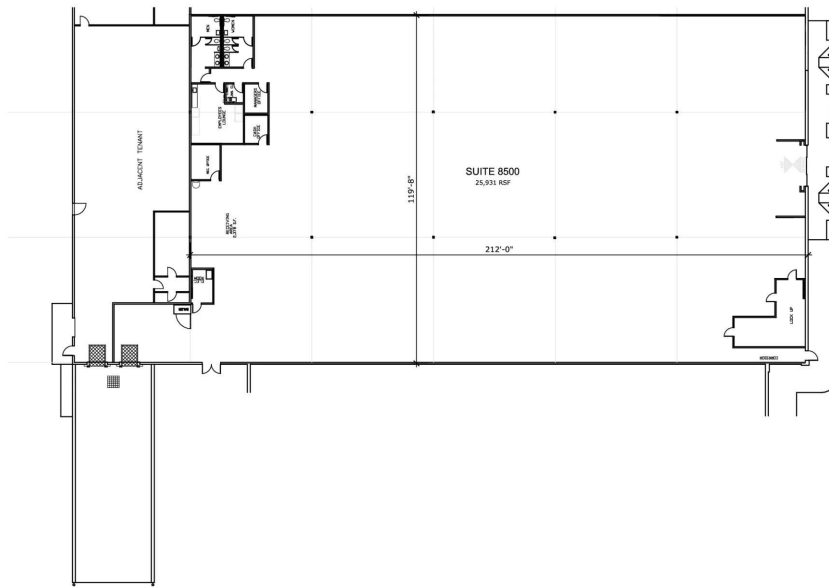
Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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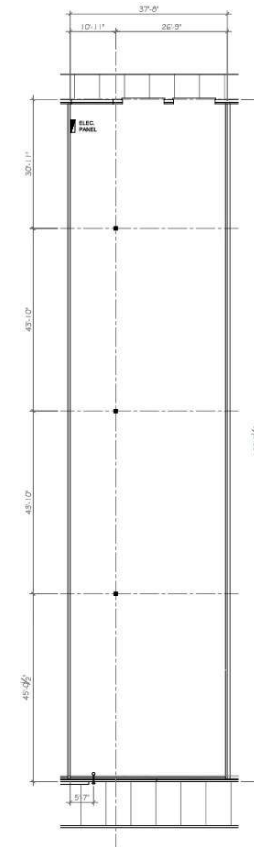


WINDSOR PARK - SUITE 8500

Scale: 1" = 30'

0' 7'-6" 15' 30'

NORTH



AS-BUILT FLOOR PLAN 6,314 SF

FOURWINDS DRIVE , WINDCREST, TEXAS DATE: 1-15-2019



DESIGN
DRAWING
NOT FOR
PERMIT OR
CONSTRUCTION

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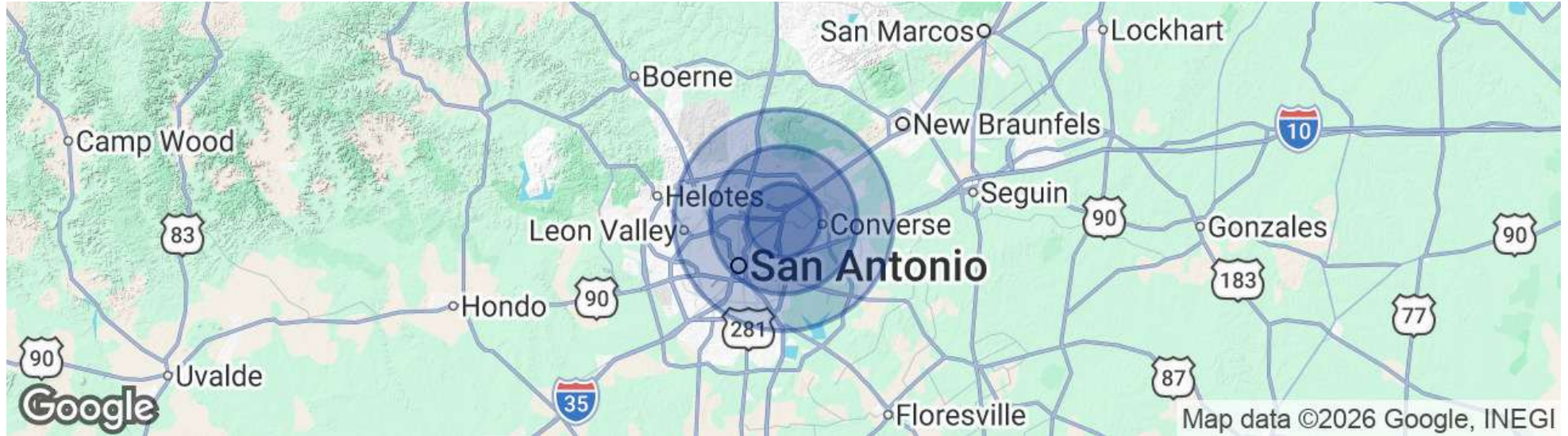
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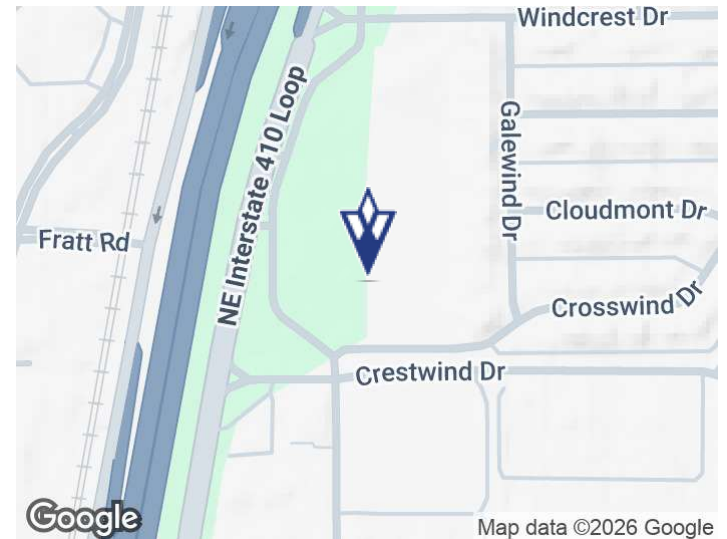


POPULATION

	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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