



314 Nolan FOR LEASE



OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	\$3.00 SF/yr (NNN)
Available SF:	25,000-100,000 SF
Lot Size:	3.79 Acres
Zoning:	D
Submarket:	Near East Side

PROPERTY OVERVIEW

100,000 sf warehouse and 1.5 acres of fenced yard

\$3.00/SF plus NNN

Short term and long term lease terms will be considered

Sprinklered and up to 40' clear height

Grade level, no docks

approximately 2,000 SF of office.

PROPERTY HIGHLIGHTS

25,000-100,000 SF CLOSE PROXIMITY TO CBD AND DIGNOWITY HILL NEIGHBORHOOD NEARBY AMENITIES: TH

JEREMY JESSOP

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Location



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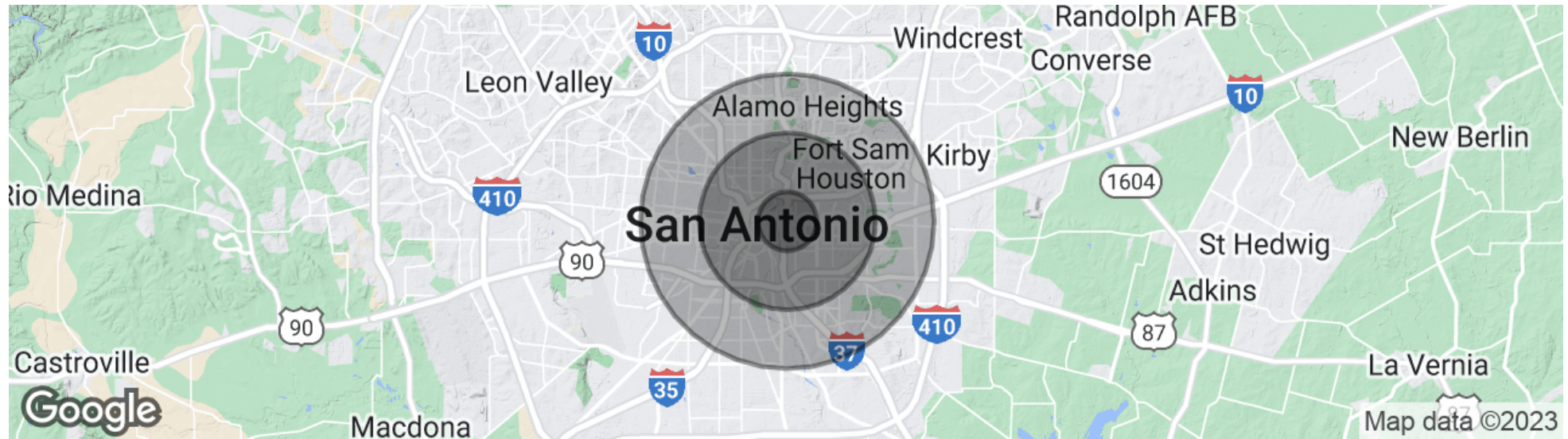
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,595	123,041	344,140
Median age	38.6	33.3	33.8
Median age (Male)	37.4	31.9	32.1
Median age (Female)	40.6	35.8	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,723	41,371	116,616
# of persons per HH	2.6	3.0	3.0
Average HH income	\$41,705	\$43,264	\$48,729
Average house value		\$114,155	\$110,819

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1



JEREMY JESSOP

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PROFESSIONAL BACKGROUND

Jeremy Jessop specializes in commercial real estate brokerage, specifically in area near Pearl Brewery, River North, Downtown, Near East Side, Southtown, and Alamo Heights areas of San Antonio, Texas. Jessop started his real estate career in 2004 as a sophomore at Rhodes College. Moving back home to San Antonio he started investing in residential, small multi-family and commercial buildings. For the past 9 years Jessop has focused on adaptive reuse projects with leasing, investment sales and land assemblage. Jessop lives in King William with his wife Sara and their two adopted dogs.

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