



# BROADWAY STREET RETAIL CENTER

8522 BROADWAY STREET SAN ANTONIO, TX 78217

**39,333-SQUARE-FOOT, MIXED-USE CENTER**



**DUNHILL**  
PARTNERS

dunhillpartners.com | 214.373.7500

**MELISSA MOORE** | LEASING AGENT  
972.658.7363 | mmoore@dunhillpartners.com

# HIGHLIGHTS

MELISSA MOORE  
972.658.7363  
mmoore@dunhillpartners.com

## LOCATION

8522 Broadway Street San Antonio, TX 78217

## AVAILABLE SPACES

Suite 216 3,529 SF  
Suite 109 3,765 SF

## NNN

Contact for Details

## TRAFFIC GENERATORS



NORTH STAR MALL



## 2025 DEMOGRAPHICS

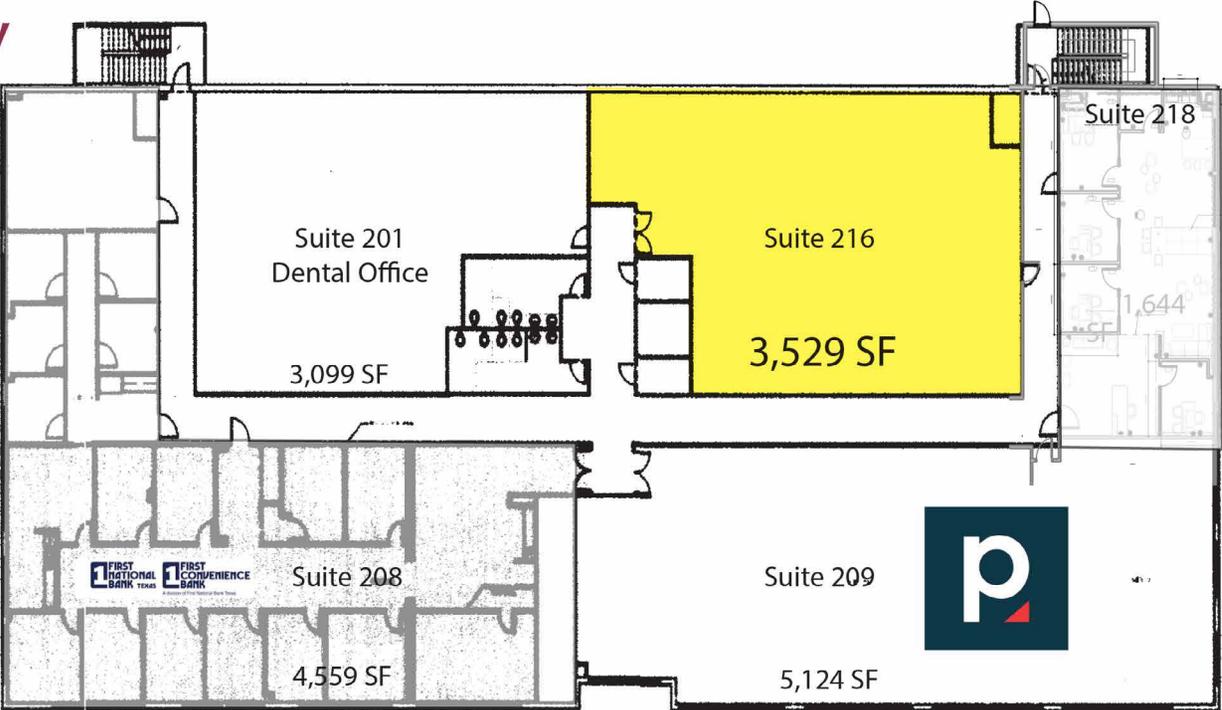
	1 MILE	8,741
	3 MILE	82,211
	5 MILE	267,811
<b>Total Population</b>		

	1 MILE	23,680
	3 MILE	149,879
	5 MILE	371,597
<b>Daytime Population</b>		

	1 MILE	4,000
	3 MILE	37,850
	5 MILE	114,101
<b>Total Households</b>		

	1 MILE	\$114,669
	3 MILE	\$116,714
	5 MILE	\$102,389
<b>Avg HH Income</b>		

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San Antonio,  
TX 78217**



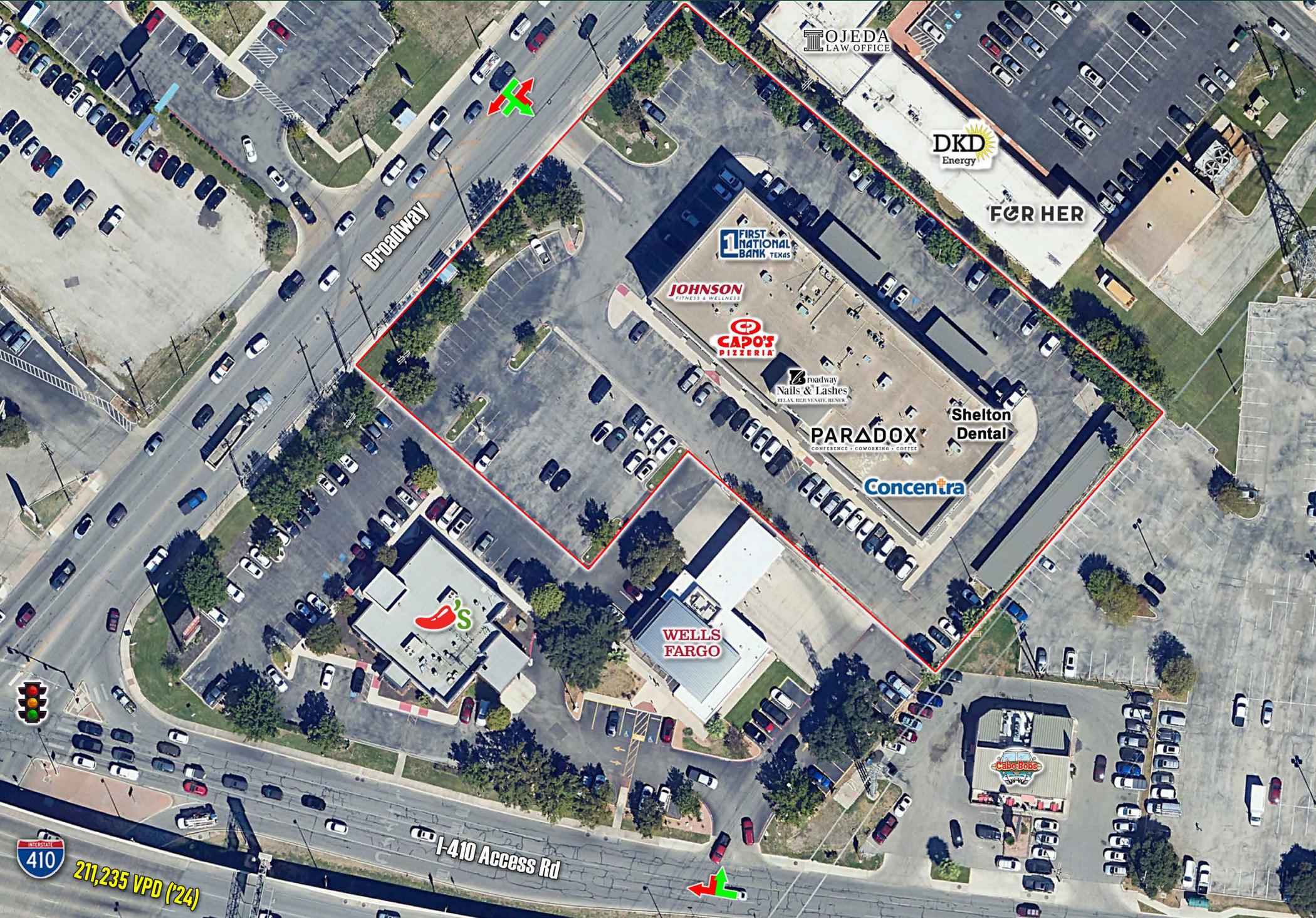
**2nd Floor**



**1st Floor**

# SITE AERIAL

MELISSA MOORE  
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TOJEDA  
LAW OFFICE

DKD  
Energy

FOR HER

FIRST NATIONAL  
BANK TEXAS

JOHNSON  
FITNESS & WELLNESS

CAPO'S  
PIZZERIA

roadway  
Nails & Lashes  
IDEAL. RELEVANT. BENEVOLENT.

PARADOX  
CONFERENCE • COWORKING • COFFEE

Shelton  
Dental

Concentra

Broadway

WELLS  
FARGO

I-410 Access Rd

410

211,235 VPD (24)



petco SHOE CARNIVAL  
DSW K&G BARNES & NOBLE  
FLOOR DECOR Office DEPOT ROSS  
The Container Store BEST BUY Total Wine & MORE  
DICK'S SPORTING GOODS MEGA FURNITURE  
HALF PRICE BOOKS five BELOW CAVENDER'S Olive Garden

279,901 VPD (24)

87,126 VPD (24)

281

410

410

SITE

211,235 VPD (24)

410

20,304 VPD (24)

281

NORTH STAR MALL  
Dillard's macy's Apple H&M  
ROUND 1 JCPenney KONA GRILL

Jones Matthesberger Rd

122,706 VPD (24)

THE HOME DEPOT

Broadway

Sunset Rd

H-E-B

New Braunfels Ave

Nacogdoches Rd

Nacogdoches Rd

planet fitness



SAN ANTONIO INTERNATIONAL AIRPORT

Westmore Rd

Broadway