



THE VILLAGE AT PARK SOUTH

102 Wonder World Drive, San Marcos, TX 78666

1,285 SF RETAIL SPACE - FOR LEASE





- **At the Lighted Intersection of Wonder World Drive and Hunter Road**
- End Cap Space Available!
- **Retail Space Available**
- Close Proximity to the HEB Distribution Center, CTMC, and the New Hays County Government Building
- Easy Access to IH-35
- Strong traffic counts on Wonder World Dr. = 21,860 VPD



AREA RETAILERS



**CONTACT US FOR MORE
INFORMATION ABOUT THIS
PROPERTY:**

Nick Tarantino, CCIM

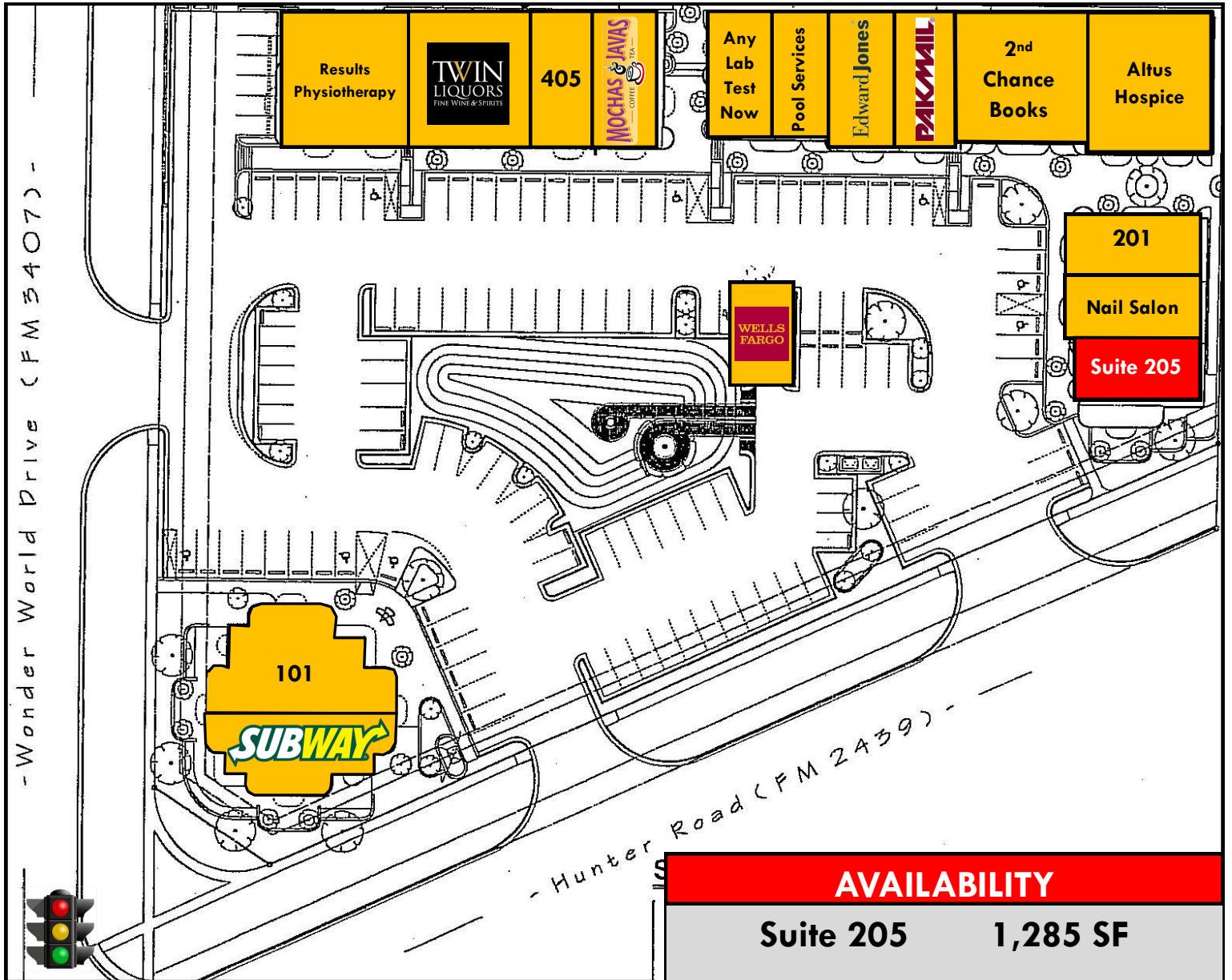
(512) 302 - 4500

nick@tarantino.com

Peggy Rougeou

(713) 501 - 5647

peggy@tarantino.com



AVAILABILITY	
Suite 205	1,285 SF

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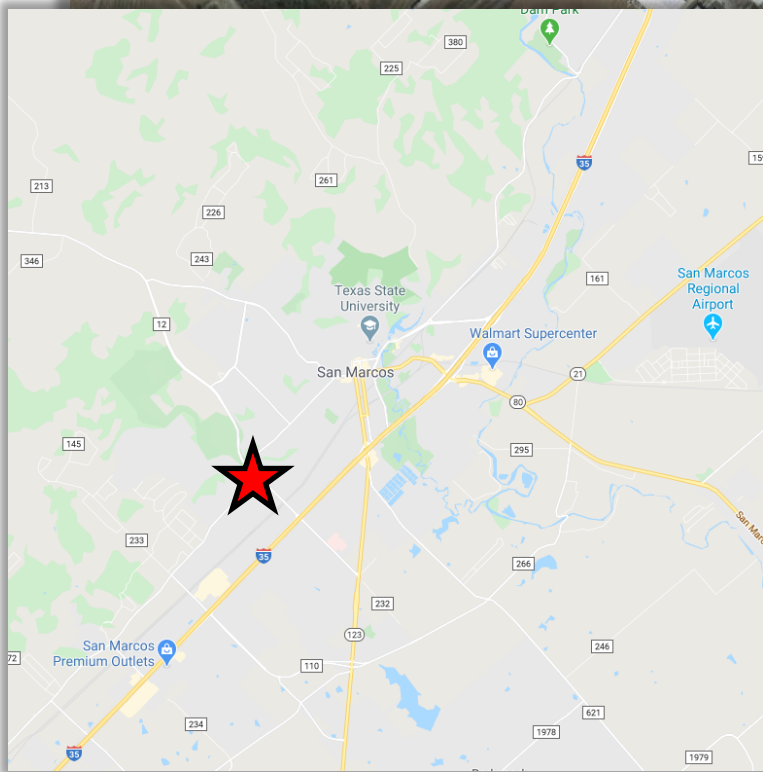
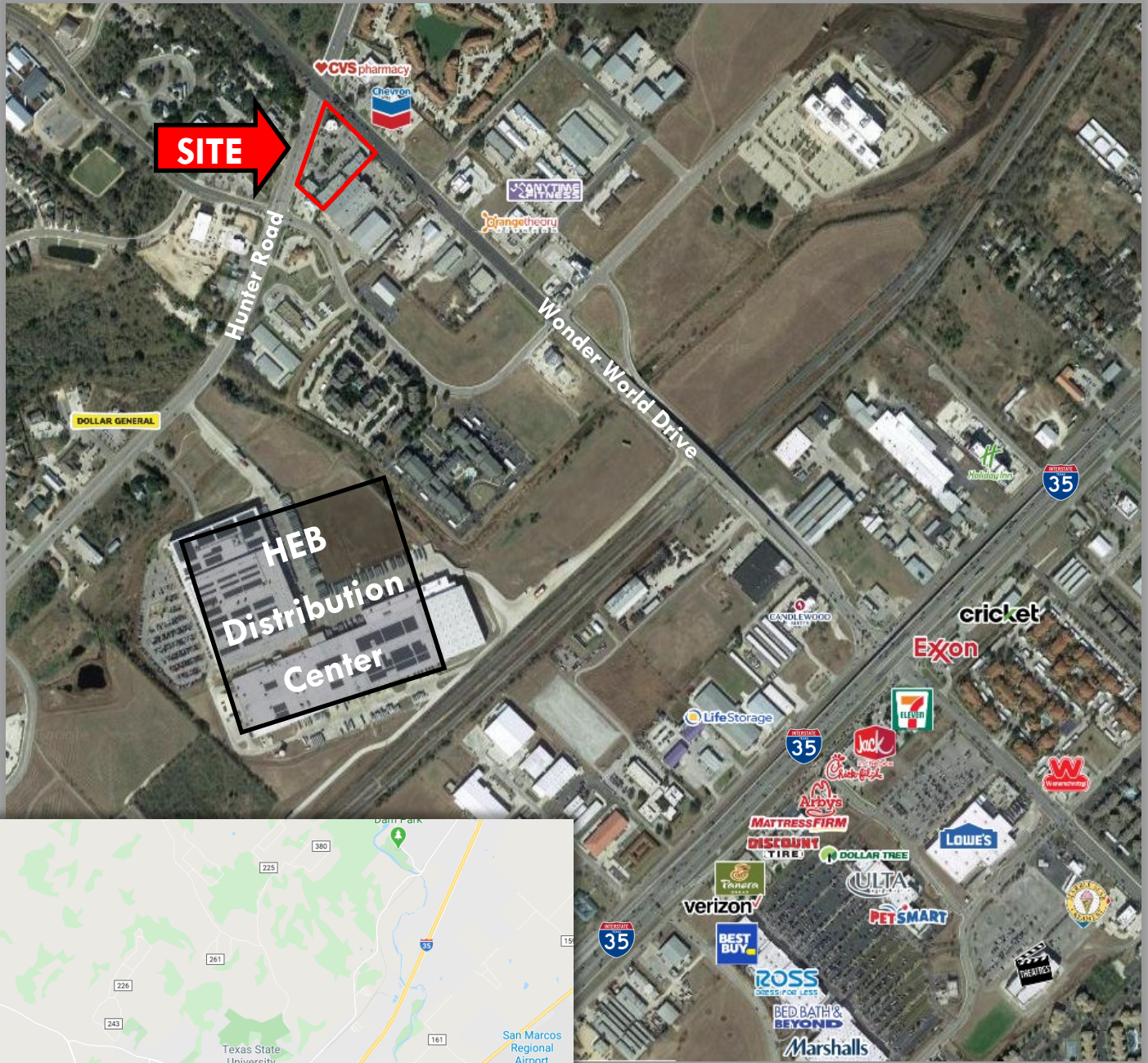
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DEMOGRAPHICS (2024)			
MILE(S)	1	3	5
Total Population	5,197	52,139	83,265
Total Households	2,387	20,444	33,090
Avg HH Income	\$64,388	\$60,732	\$59,121



Aerial Map

The Village at Park South



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