

Wonderland  
OF THE AMERICAS



# RETAIL SPACE FOR LEASE

4514 Fredericksburg Rd

Target Anchored Shopping Center

Junior anchor boxes available:

- ±12,977 SF
- ±15,490 SF

Estimated NNN's: \$7.50  
Contact Broker for Rates

**Luis Garza, CCIM**

Vice President

[Luis.Garza@transwestern.com](mailto:Luis.Garza@transwestern.com)

210.253.2947

**Michelle Grilliette Di Filippo**

Senior Associate

[Michelle.Grilliette@transwestern.com](mailto:Michelle.Grilliette@transwestern.com)

210.253.2922

 **TRANSWESTERN**

# HIGHLIGHTS

Major anchored shopping center

Adjacent to Via Park & Ride

Prime location at IH-10/410 interchange

24/7 Security surveillance

Food court

Weekly family events

Signage opportunities



## DEMOGRAPHICS

3-MILE



**62,559**  
2024 HOUSEHOLDS



**150,809**  
2024 POPULATION



**\$65,628**  
AVERAGE HH INCOME



Traffic Counts  
**500K+ VPD**

**35,313**  
FREDERICKSBURG RD/  
HILLCREST RD

**215,139**  
INTERSTATE 10/  
CROSSROADS BLVD

**250,723**  
INTERSTATE LOOP 410/  
FREDERICKSBURG RD

# SITE PLAN

Availabilities:

Suite B90D: ±12,977

Suite B61: ±15,490 SF





4514 Fredericksburg Rd

# AERIAL OVERVIEW

This property offers a major stop on the new VIA Primo Rapid Transit Bus Route from Downtown to the South Texas Medical Center, with easy access on and off Loop 410, I-10, and Fredericksburg Road. Surrounded by restaurants, retail, and recreational parks, it provides easy access to essential amenities.

Callaghan Rd

Fredericksburg Rd



WONDERLAND OF THE AMERICAS

ROSS HOBBY LOBBY DUNE AND D&B

TARGET VIA

Burlington Coat Factory



**Routes Served**  
93,95,103,505,509,524,552



Fredericksburg Rd



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