

Wonderland
OF THE AMERICAS

RETAIL SPACE FOR LEASE

4514 Fredericksburg Rd

Target Anchored Shopping Center

Junior anchor boxes available:

• ±15,490 SF

Estimated NNN's: \$7.50

Contact Broker for Rates



Suite B61
±15,490 SF

Burlington

ROSS
DRESS FOR LESS

HOBBY
LOBBY

five BELOW

Fredericksburg Rd

 TRANSWESTERN



WONDERLAND
OF THE AMERICAS

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 B61: ±15,490 SF

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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.



Fredericksburg Rd

Callaghan Rd

INTERSTATE
10



VIA

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



INTERSTATE
410

Fredericksburg Rd

INTERSTATE
10



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 **TRANSWESTERN**