



THE VILLAGE AT PARK SOUTH

102 Wonder World Drive, San Marcos, TX 78666

2,498 SF RETAIL SPACE - FOR LEASE





- **Prime location at signalized intersection of Wonder World Dr. & Hunter Road**
- **Highly Visible End Cap Space Available!**
- **2,498 SF Retail Space Available**
- **Close Proximity to CTMC, HEB Distribution Center, and Hays County Government Building**
- **Easy Access to IH-35**
- **High Visibility & Traffic Counts on Wonder World Dr (23,393 VPD)**



AREA RETAILERS



CONTACT US FOR MORE INFORMATION ABOUT THIS PROPERTY:

Nick Tarantino, CCIM

(512) 302 - 4500

nick@tarantino.com

Peggy Rougeou

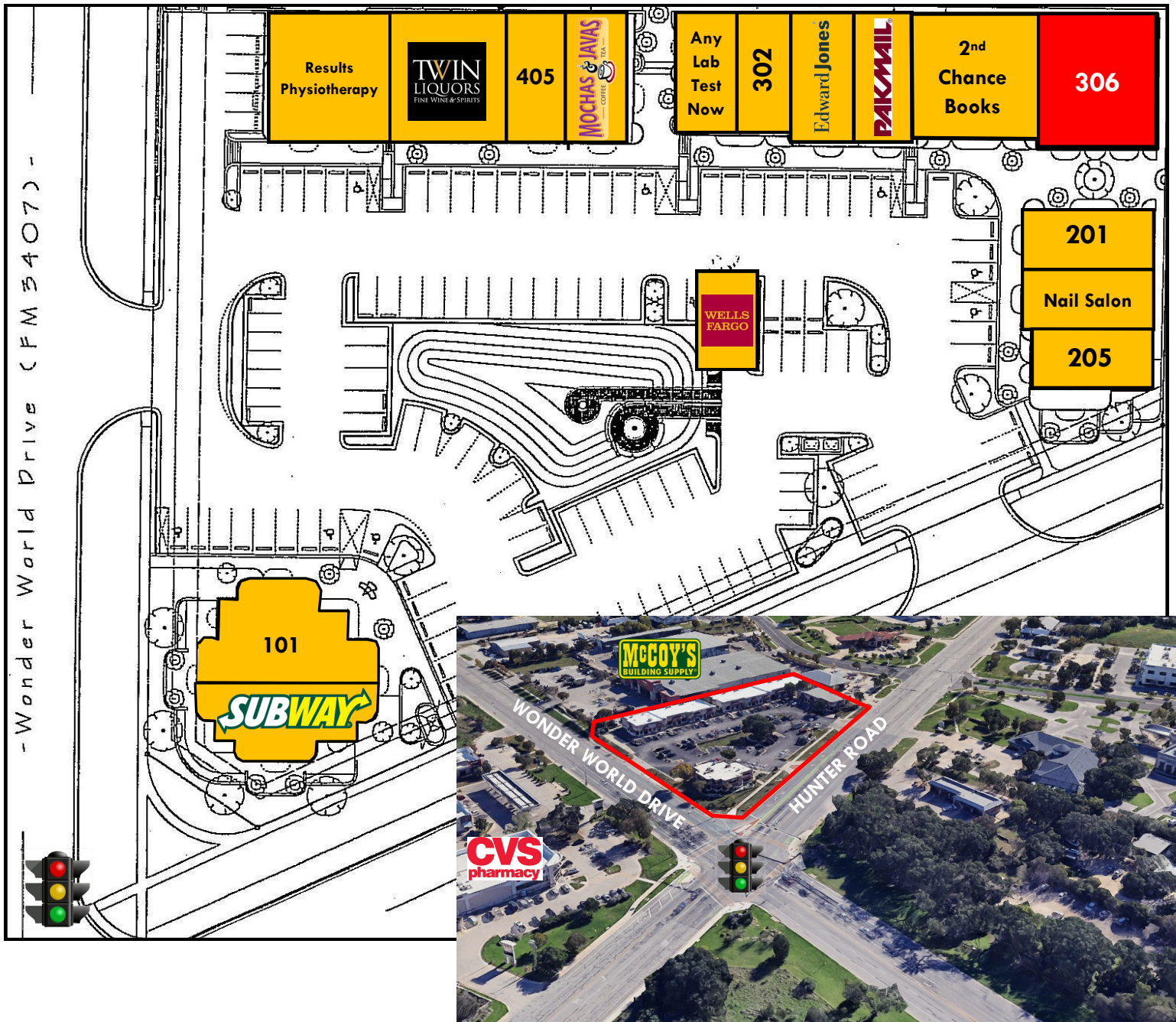
(713) 501 - 5647

peggy@tarantino.com



Site Plan

The Village at Park South



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PROPERTY:**

AVAILABILITY	
Suite 306	2,498 SF

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Aerial Map

The Village at Park South



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
Daytime Employment	5,390	29,234	37,741

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