



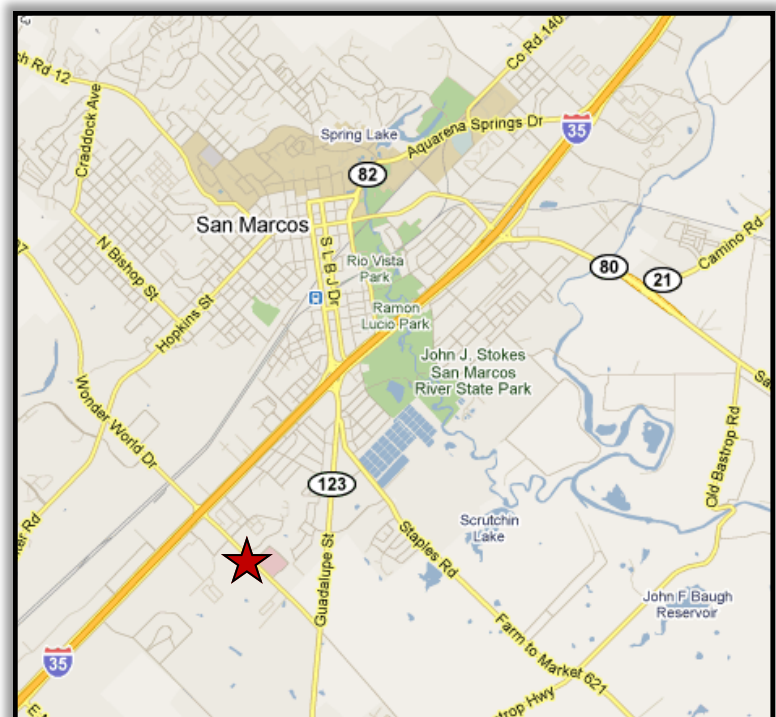
## Wonder World Medical Square

1310 Wonder World Dr., San Marcos, TX 78666

**MEDICAL OFFICE/RETAIL SPACE - FOR LEASE**

### Property Highlights

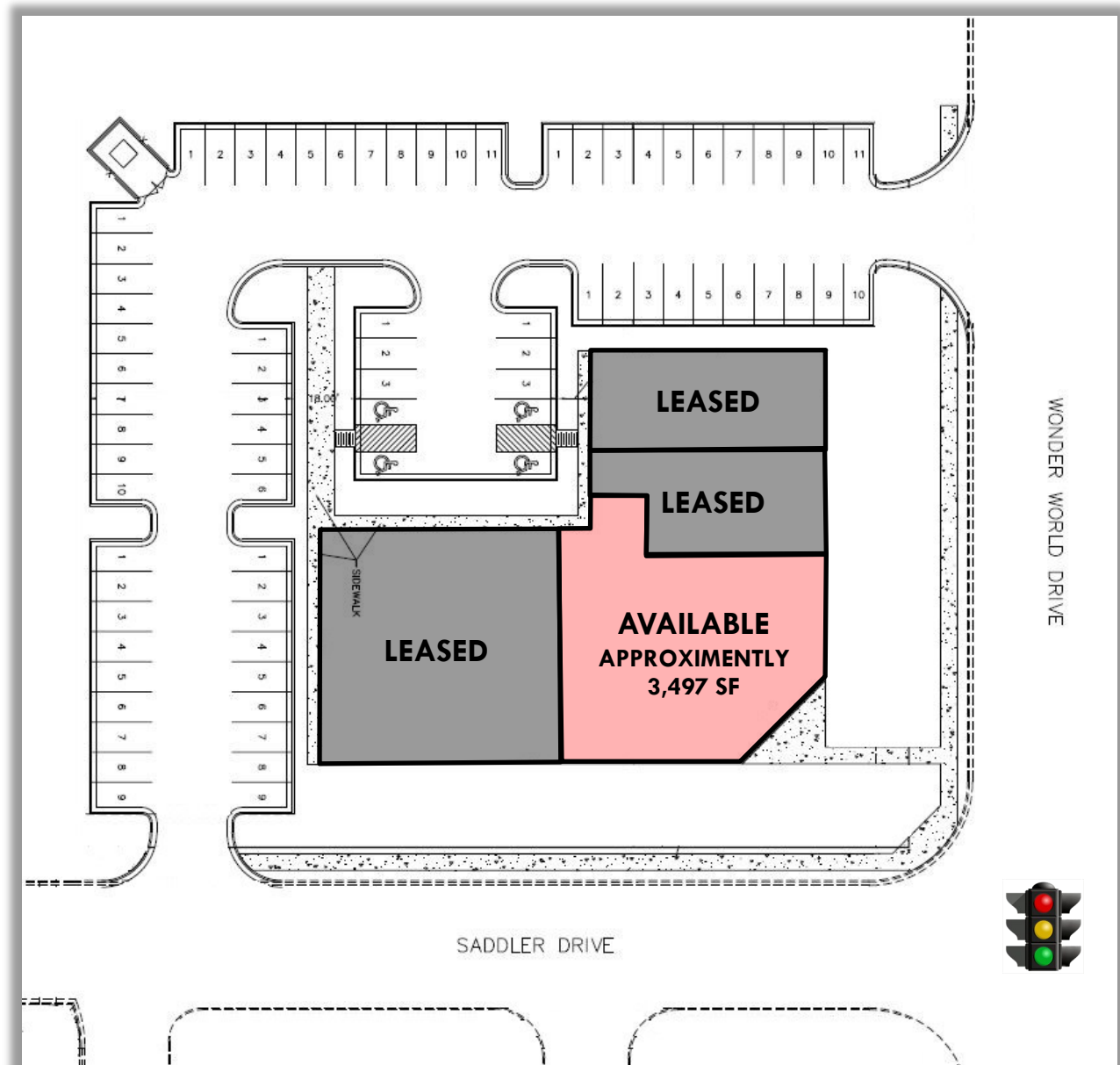
- Ready For Tenant Finish Out Now
- 3,500 SF Available
- Hard corner of lighted intersection
- High traffic counts on Wonder World Dr.
- Adjacent to 110,000 SF medical/office campus & Christus Santa Rosa Hospital
- Recent multi-family development nearby
- **Call today for more information!**





# Site Plan

Wonder World Medical Square



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

**Nick Tarantino, CCIM**  
(512) 302 - 4500  
nick@tarantino.com

**Peggy Rougeou**  
(512) 302 - 4500  
peggy@tarantino.com

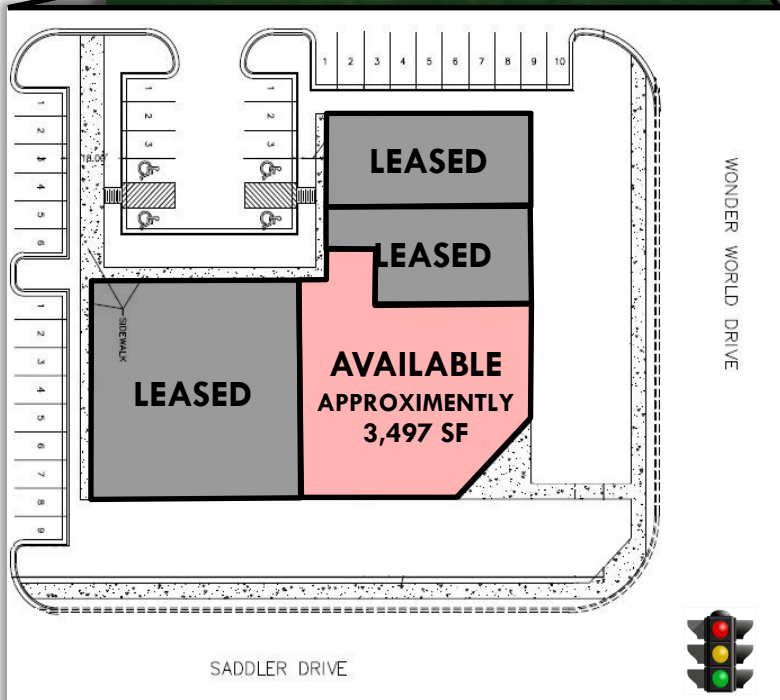
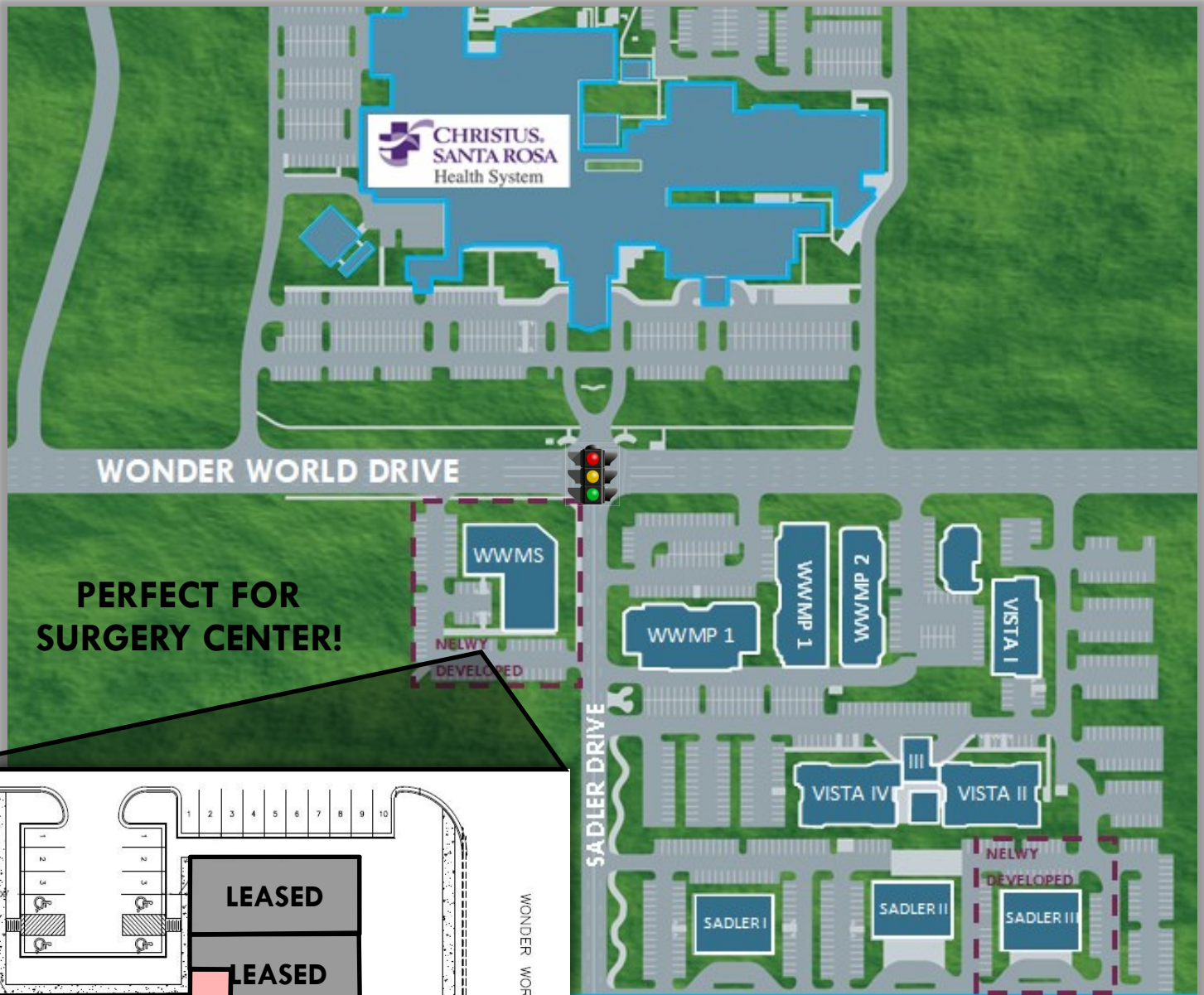
 **Tarantino**





# Site Plan

## Wonder World Medical Square



**Nick Tarantino, CCIM**  
(512) 302 - 4500  
nick@tarantino.com

**Peggy Rougeou**  
(512) 302 - 4500  
peggy@tarantino.com



### DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Total Population	5,940	47,412	85,345
Total Households	3,294	18,084	33,761
Average HH Income	\$52,574	\$62,394	\$59,284

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

**Nick Tarantino, CCIM**  
(512) 302 - 4500  
nick@tarantino.com

**Peggy Rougeou**  
(512) 302 - 4500  
peggy@tarantino.com