

WONDERLAND
MEDICAL CENTER

4522 Fredericksburg Rd

FORMER NURSING SCHOOL FOR LEASE

2nd Generation Former School
±20,000 - 40,000 SF Available



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 **TRANSWESTERN**



4522 Fredericksburg Rd

BUILDING FEATURES

Located at Loop 410 and I-10 off Fredericksburg Road, this property offers 40,000 SF of second-generation former school space with excellent visibility, signage opportunities, and convenient access to major business hubs. Perfect for educational or vocational training operators seeking a turnkey, well-positioned facility.



Move-in Ready
20,000-40,000 SF space



Superior access
to VIA Superstation



Ideal layout
for educational training



Signage opportunities
with high visibility



Covered parking garage
for added convenience



Prime North Central
location with easy access to IH-10/410 interchange



24/7 Security surveillance
throughout the center



Food court
offering quick, convenient options



Weekly family events & entertainment venues
for the whole community



Traffic Counts
500M+ VPD

35,313

FREDERICKSBURG RD/
HILLCREST RD

215,139

INTERSTATE 10/
CROSSROADS BLVD

250,723

INTERSTATE LOOP 410/
FREDERICKSBURG RD

DEMOGRAPHICS

1-MILE



6,855

2024 HOUSEHOLDS

7,319

2029 HOUSEHOLDS



15,240

2024 POPULATION

16,228

2029 POPULATION



\$49,666

AVERAGE HH INCOME

3-MILE



62,559

2024 HOUSEHOLDS

66,595

2029 HOUSEHOLDS



150,809

2024 POPULATION

150,809

2029 POPULATION



\$65,628

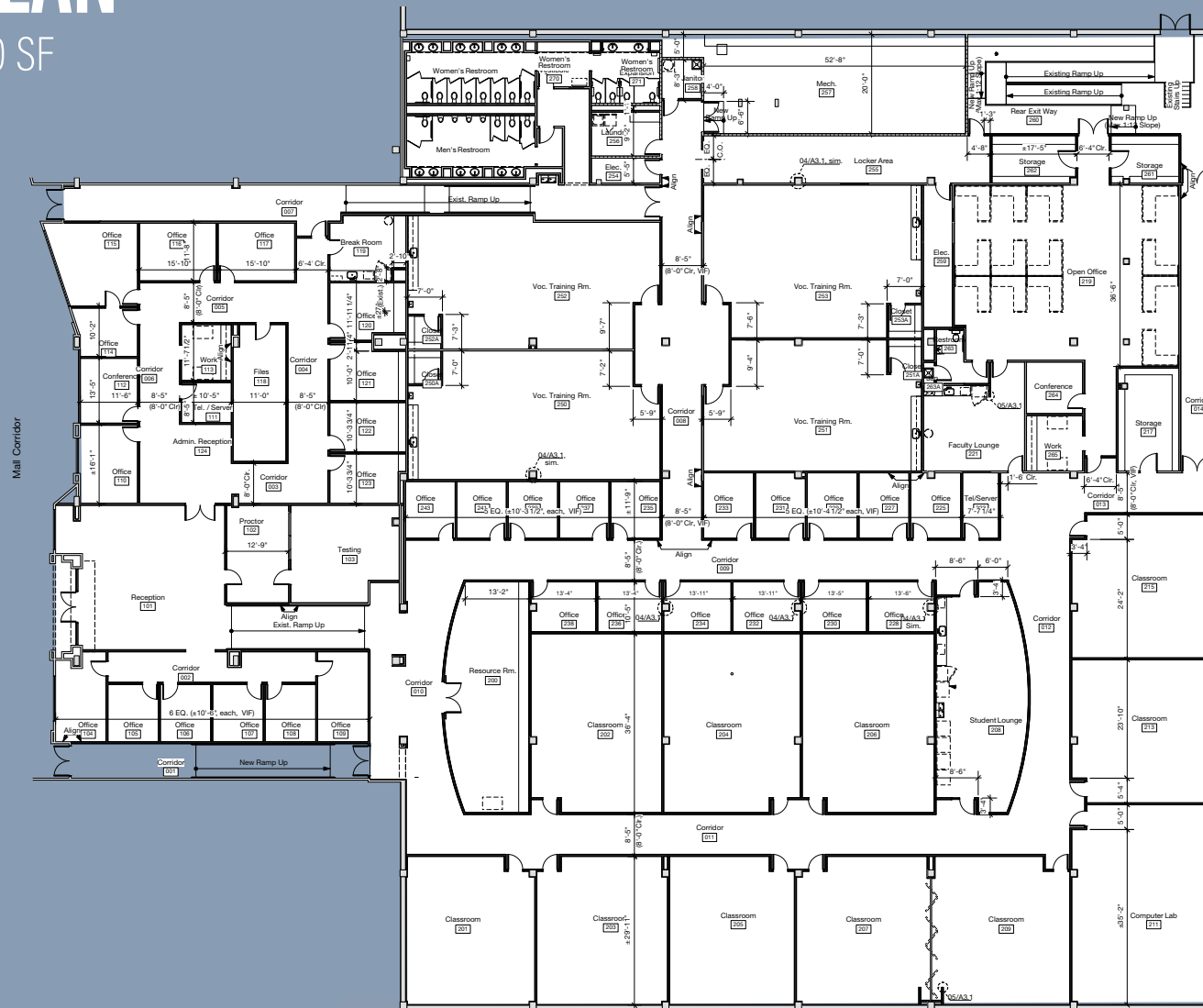
AVERAGE HH INCOME

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FLOOR PLAN

±20,000 - 40,000 SF

WONDERLAND
MEDICAL CENTER



FEATURES



31 PRIVATE
OFFICES



RECEPTION &
LOBBY AREA



10 CLASSROOMS/
4 TRAINING ROOMS



LOUNGE AREA &
BREAK ROOM



COPY
ROOM



INTERIOR
RESTROOMS



CONFERENCE
ROOMS



SECURITY
SURVEILLANCE

4522 Fredericksburg Rd

INTERIOR SPACES

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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.



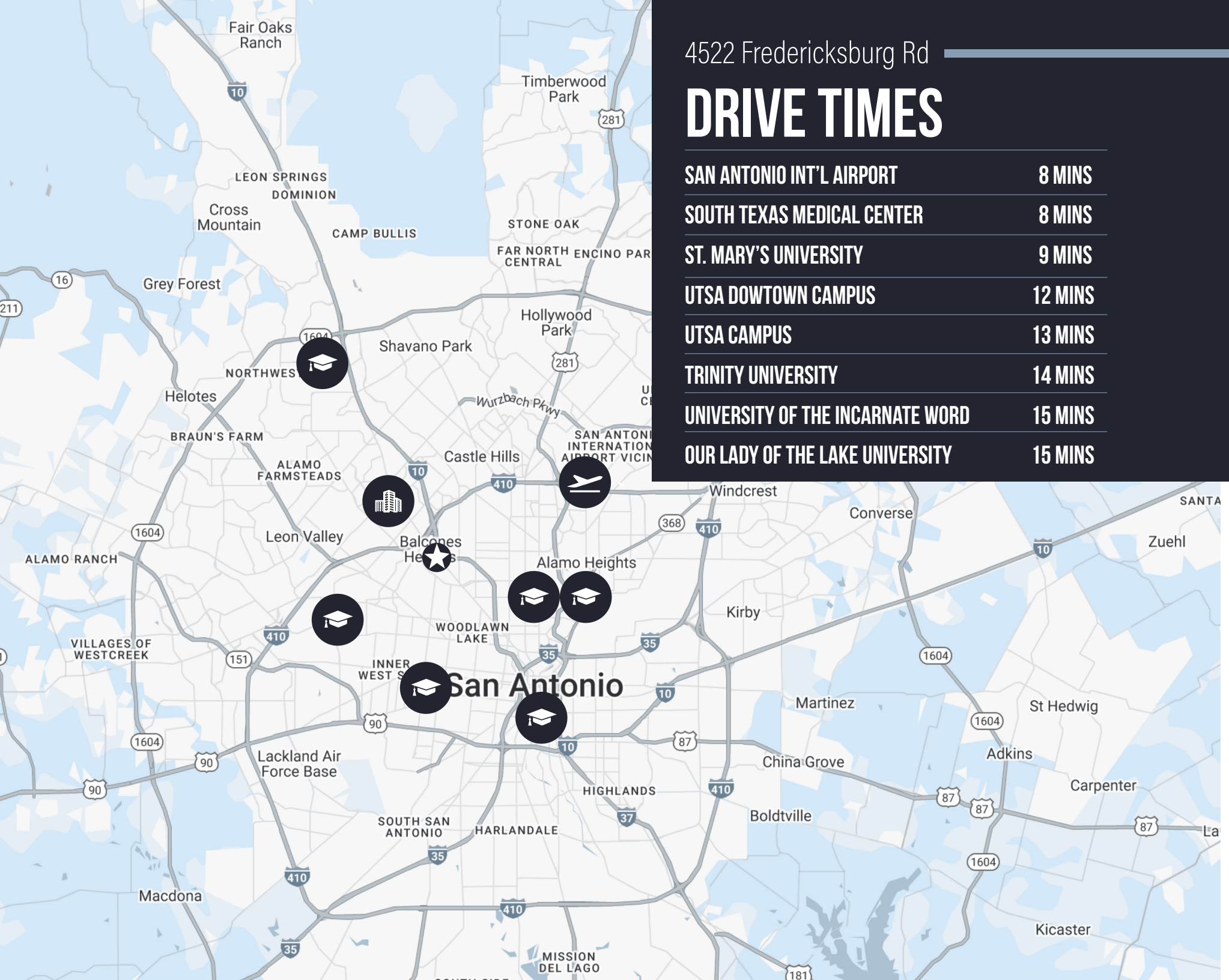
Routes Served
93,95,103,505,509,524,552



4522 Fredericksburg Rd

DRIVE TIMES

SAN ANTONIO INT'L AIRPORT	8 MINS
SOUTH TEXAS MEDICAL CENTER	8 MINS
ST. MARY'S UNIVERSITY	9 MINS
UTSA DOWNTOWN CAMPUS	12 MINS
UTSA CAMPUS	13 MINS
TRINITY UNIVERSITY	14 MINS
UNIVERSITY OF THE INCARNATE WORD	15 MINS
OUR LADY OF THE LAKE UNIVERSITY	15 MINS





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