

WONDERLAND
OF THE AMERICAS

RETAIL SPACE FOR LEASE

4514 Fredericksburg Rd

Target Anchored Shopping Center

Junior anchor boxes available:

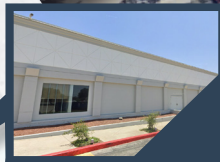
- ±12,977 SF
- ±15,490 SF

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

Routes Served

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

VIA



five BELOW



ROSS
DRESS FOR LESS

Burlington
DEPT. STORES

HOBBY
LOBBY

Fredericksburg Rd

 TRANSWESTERN



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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: $\pm 12,977$

Suite B61: ±15,490 SF

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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.



Callaghan Rd

Fredericksburg Rd



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



Fredericksburg Rd





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 **TRANSWESTERN**