

Wonderland  
OF THE AMERICAS

# RETAIL SPACE FOR LEASE

4514 Fredericksburg Rd

Target Anchored Shopping Center

Junior anchor box available:

• ±15,490 SF

Estimated NNN's: \$7.50

Contact Broker for Rates

Suite B61  
±15,490 SF



Burlington  
DEPT STORE

ROSS  
DRESS FOR LESS

HOBBY  
LOBBY

five BELOW

Fredericksburg Rd

35,313 vpd

Luis Garza, CCIM

Vice President

Luis.Garza@transwestern.com

210.253.2947

Michelle Grilliette Di Filippo

Senior Associate

Michelle.Grilliette@transwestern.com

210.253.2922

 TRANSWESTERN

# HIGHLIGHTS

Major anchored shopping center

Adjacent to Via Park & Ride

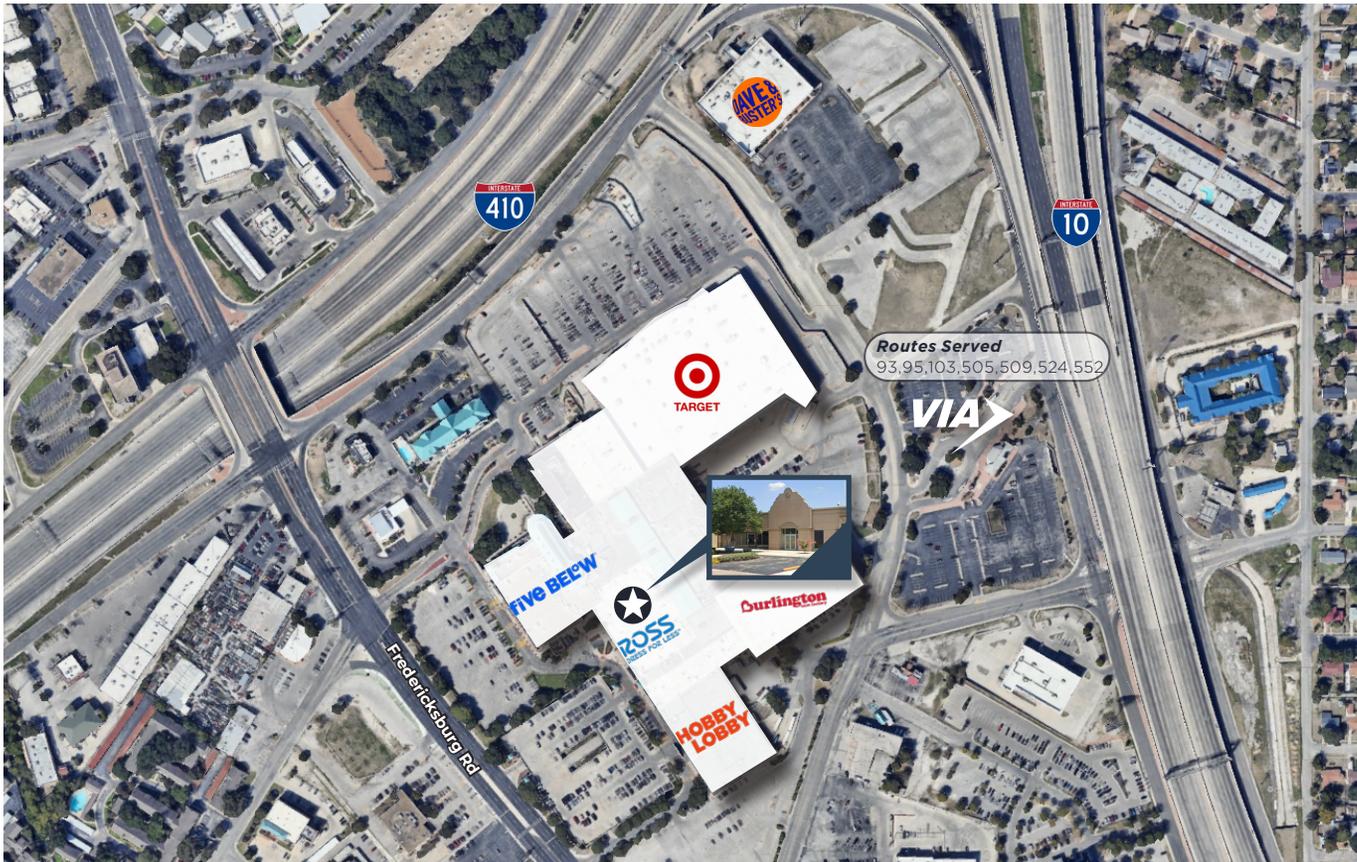
Prime location at IH-10/410 interchange

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

Availability:

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.



Callaghan Rd

Fredericksburg Rd



WONDERLAND OF THE AMERICAS

Burlington FIVE BEL'W

D&B BUSTER

TARGET

JACK IN THE BOX

HOBBY LOBBY

ROSS DRESS FOR LESS



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



Fredericksburg Rd



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