



# THE VILLAGE AT PARK SOUTH

102 Wonder World Drive, San Marcos, TX 78666

1,285 - 2,498 SF RETAIL SPACE - FOR LEASE







- Prime location at signalized intersection of Wonder World Dr. & Hunter Road
- Highly Visible End Cap Space Available!
- 1,750 - 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](mailto:nick@tarantino.com)

**Peggy Rougeou**

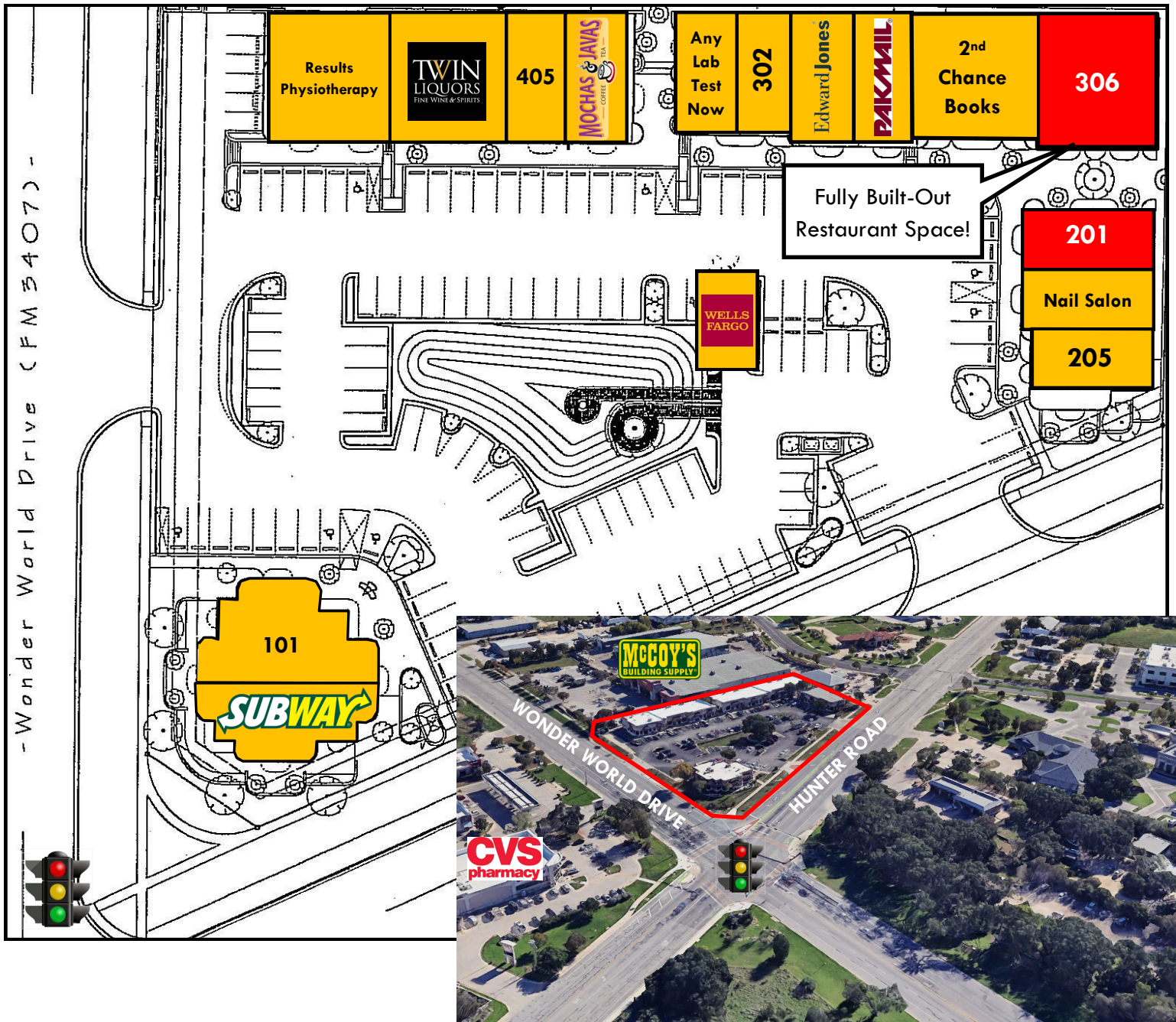
(713) 501 - 5647

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# Site Plan

The Village at Park South



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## AVAILABILITY

**Suite 201      1,750 SF**

**Suite 306      2,498 SF**

 **Tarantino**





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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