

4522 Fredericksburg Rd

# MEDICAL OFFICE SPACE FOR LEASE

2nd Generation Medical Office Space ± 2,200 SF Available

### Join our other practices including:

- Alamo Internal Medicine
- Conviva
- DDS Dentures & Implant Solutions
- Little Spurs Pediatric Urgent Care
- Mi Vision
- San Antonio Birth Doulas
- Smiley Dental
- Tejas Pediatric Dentistry
- VA Primary Care and Podiatry Clinic
- VA Primary Care and OBGYN
- VA Specialty Clinic

### 'Licia Salinas

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Traffic Counts
500K+ VPD

35,313
FREDERICKSBURG RD/

215,139 RD/ INTERSTATE 10/

**CROSSROADS BLVD** 

250,723
INTERSTATE LOOP 410/
FREDERICKSBURG RD

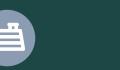
4522 Fredericksburg Rd

# **BUILDING FEATURES**

Located at Loop 410 and I-10 off Fredericksburg Road, this property offers 2,200 SF of second-generation medical office space with excellent visibility, signage opportunities, and convenient access to major business hubs.



Move-in Ready ±2,200 SF space



Signage opportunities with high visibility



24/7 Security surveillance throughout the center



**Superior access** to VIA Superstation



Covered parking garage for added

for added convenience



**Food court**offering quick,
convenient options



for single



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



Weekly family events & entertainment venues for the whole community

### **DEMOGRAPHICS**

1-MILE



6,855 2024 HOUSEHOLDS 7.319

2029 HOUSEHOLDS



15,240 2024 POPULATION 16,228 2029 POPULATION



\$49,666 AVERAGE HH INCOME



62,559
2024 HOUSEHOLDS
66,595
2029 HOUSEHOLDS



150,809 2024 POPULATION 150,809 2029 POPULATION

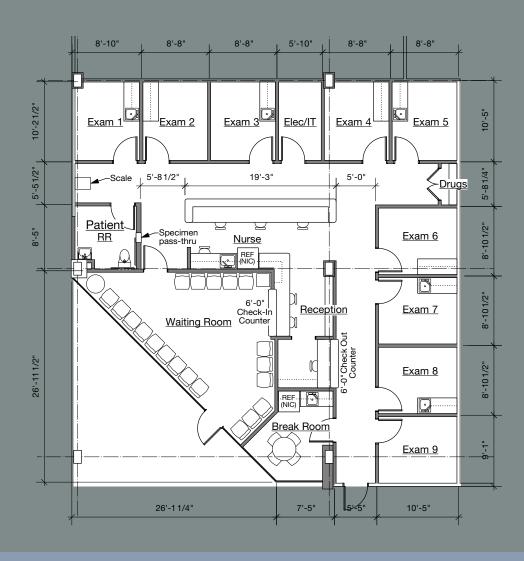


\$65,628 AVERAGE HH INCOME

# **FLOOR PLAN**

Suite A-5: ±2,200 SF





## **FEATURES**



9 EXAM ROOMS



RECEPTION & LOBBY AREA



NURSES STATION



LOUNGE AREA & BREAK ROOM



COPY ROOM



INTERIOR RESTROOMS



SIGNAGE OPPORTUNITY



SECURITY SURVEILLANCE

# 4522 Fredericksburg Rd INTERIOR SPACES

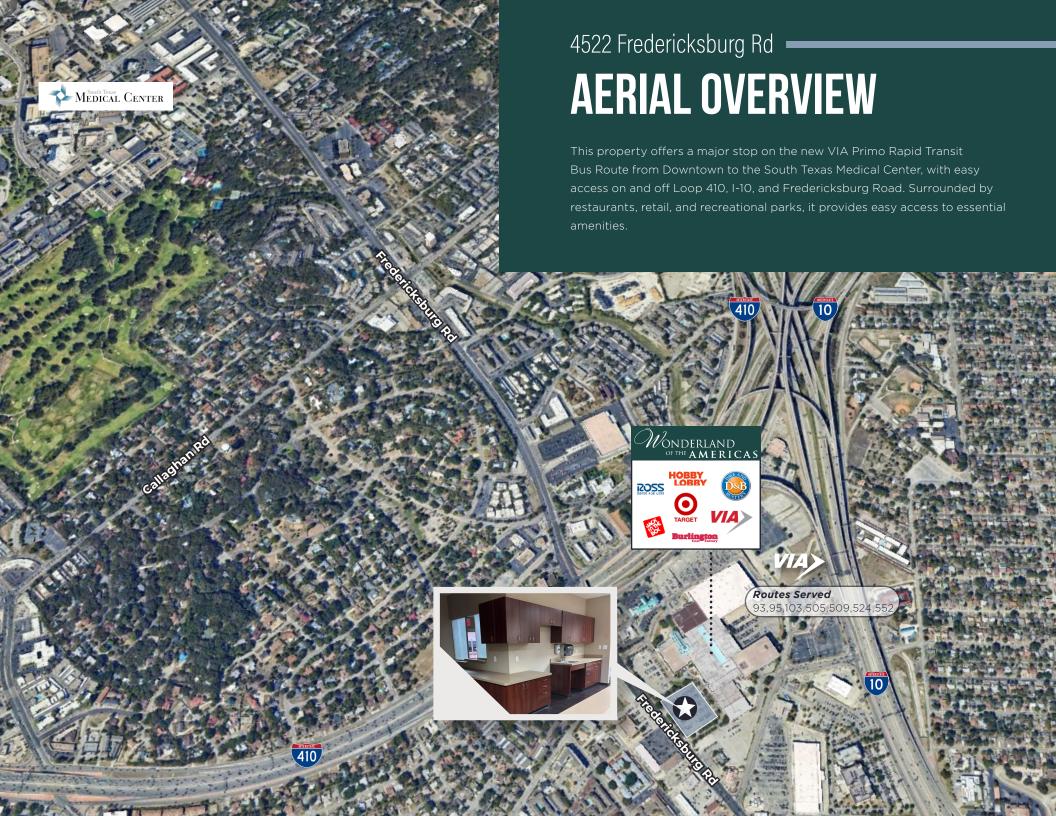












# **HEALTHCARE DEMOGRAPHICS**



### **Health Care & Insurance**

4522 Fredericksburg Rd, San Antonio, Texas, 78201 2 Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. Learn more about this data

Has One Type Of Health Insurance	19.3	14.4	21.4	5.6	
Population (ACS)	25.4	24.6	38.4	11.6	%
No Health Insurance	3.3	9.6	13.6	0.1	
Population Age	19<	19-34	35-64	65+	

#### **Population**



15,702

Civilian Noninstitutionalized Population (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

@ 2025 Fsr

#### **Exercise (Percent of Adults)**



41.5%

Exercise at home 2+ times per week



13.0%

Exercise at club 2+ times per week

#### **Health Care Expenditure**



\$2,477

Annual Health Insurance Expenditures



\$1,370

Medical Care

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$666.8
Medicare Payments	\$593.0
Physician Services	\$153.5
Dental Services	\$251.7
Eyecare Services	\$45.2
Lab Tests/X-rays	\$44.9
Hospital Room & Hospital Service	\$139.4

\$22.1

Convalescent/Nursing Home Care

Medicare: Population 65+

837

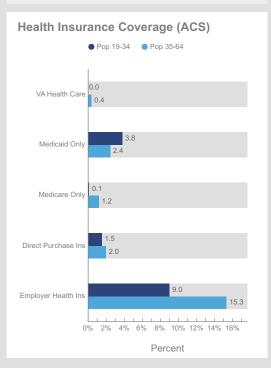
Medicare Only

Direct-Purch & Medicare

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Employer & Medicare

Medicare & Medicaid





# **CONTACT**

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