

WONDERLAND
MEDICAL CENTER



4522 Fredericksburg Rd

FORMER TRADE SCHOOL FOR LEASE

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

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500K+ VPD

35,313

FREDERICKSBURG RD/
HILLCREST RD

215,139

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 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

with multiple
entrances



Prime North Central

location with easy
access to IH-10/410



24/7 Security surveillance

throughout the center



Food court

offering quick,
convenient options



Weekly family events & entertainment venues

for the whole
community

DEMOGRAPHICS



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



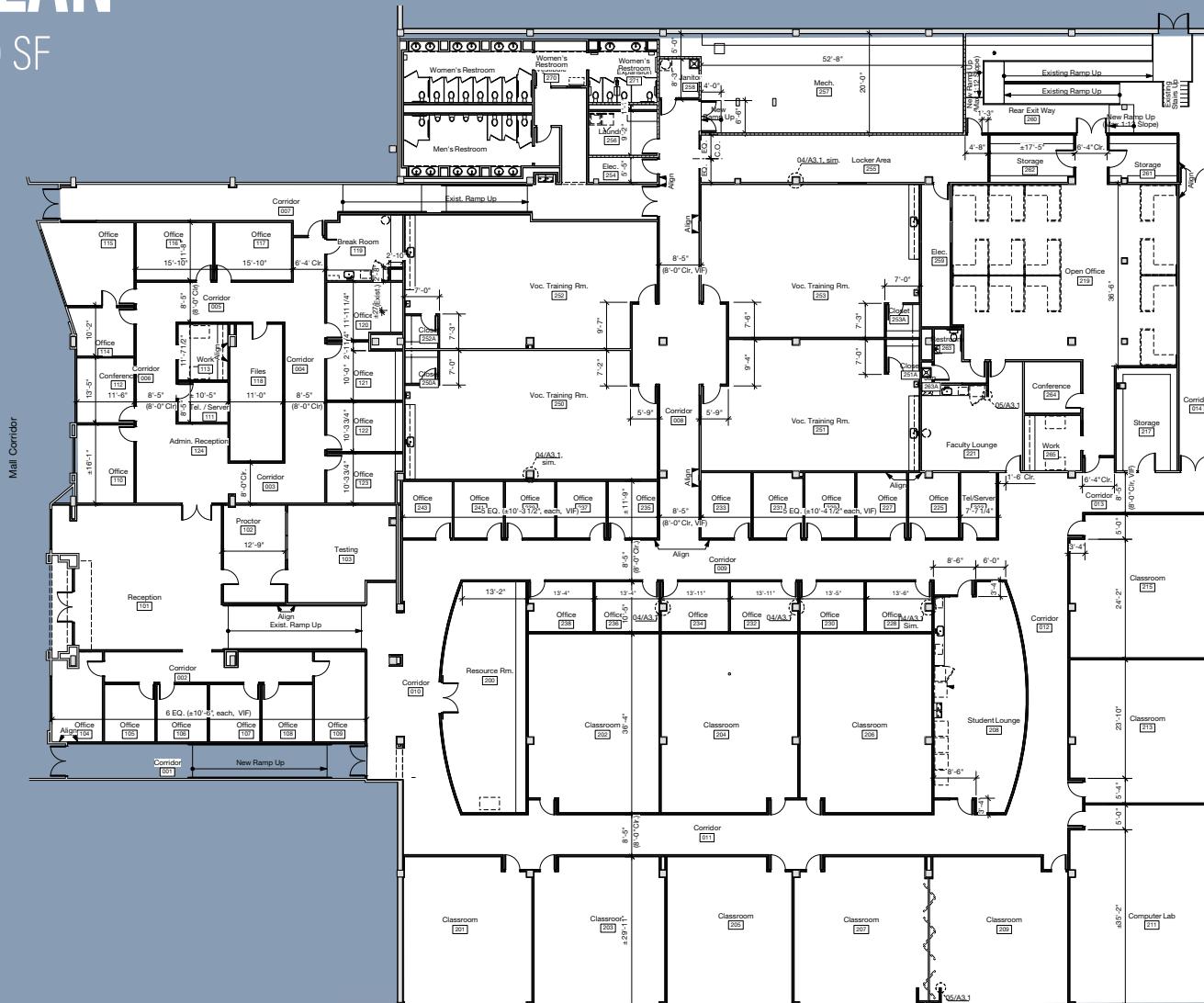
\$65,628
AVERAGE HH INCOME

4522 Fredericksburg Rd

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

WONDERLAND
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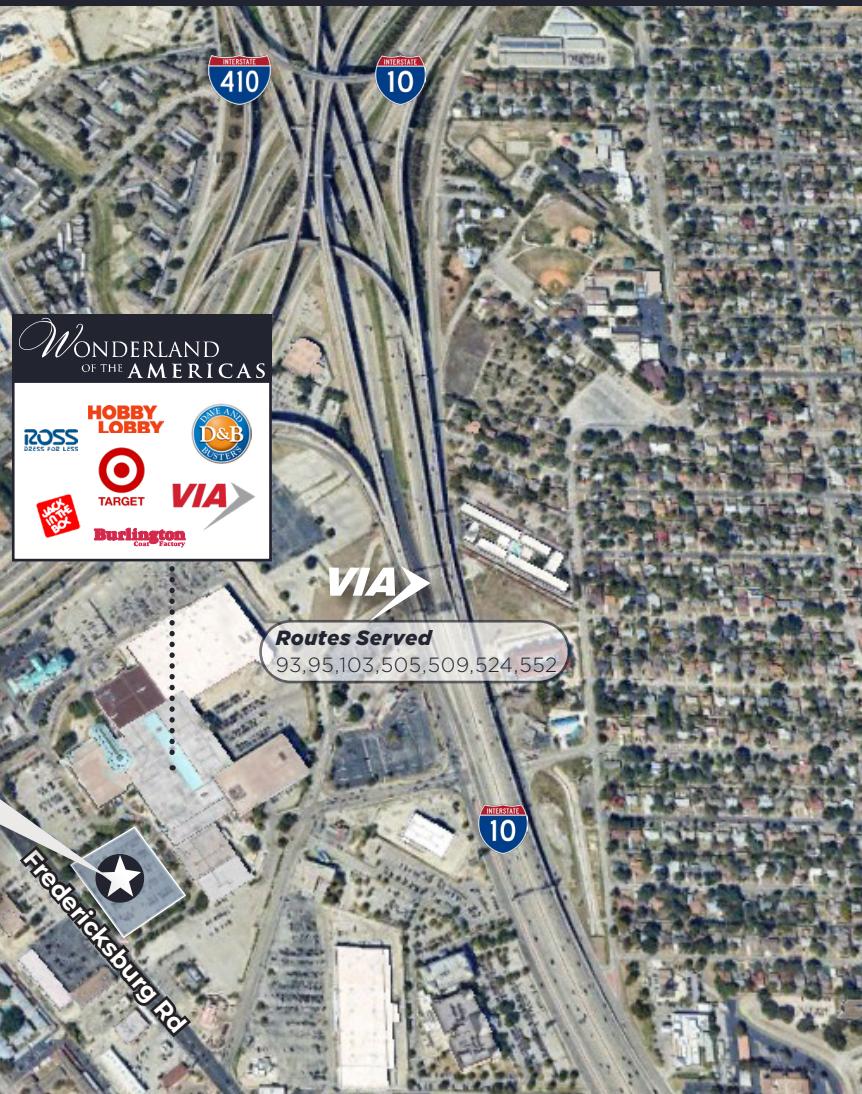
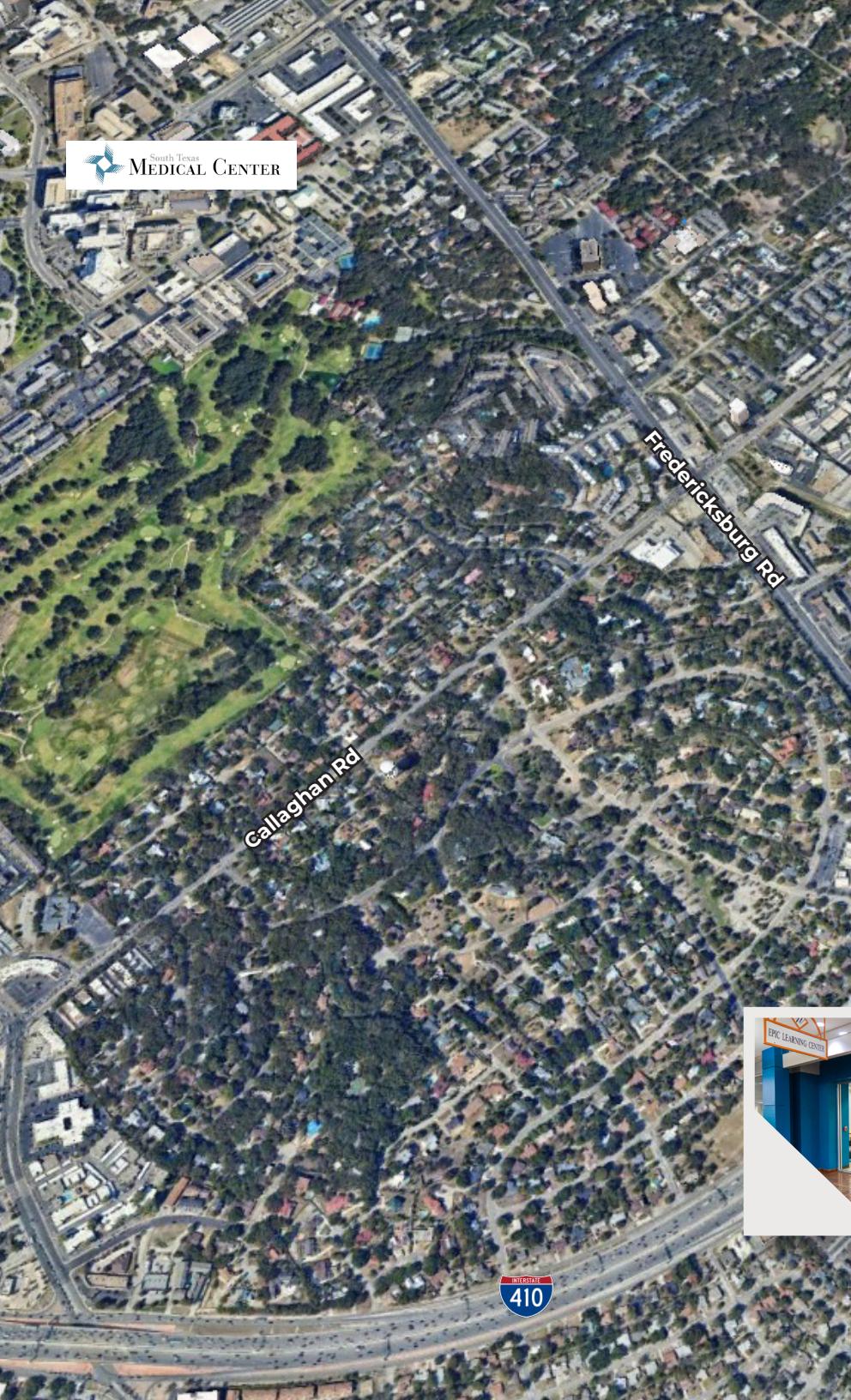


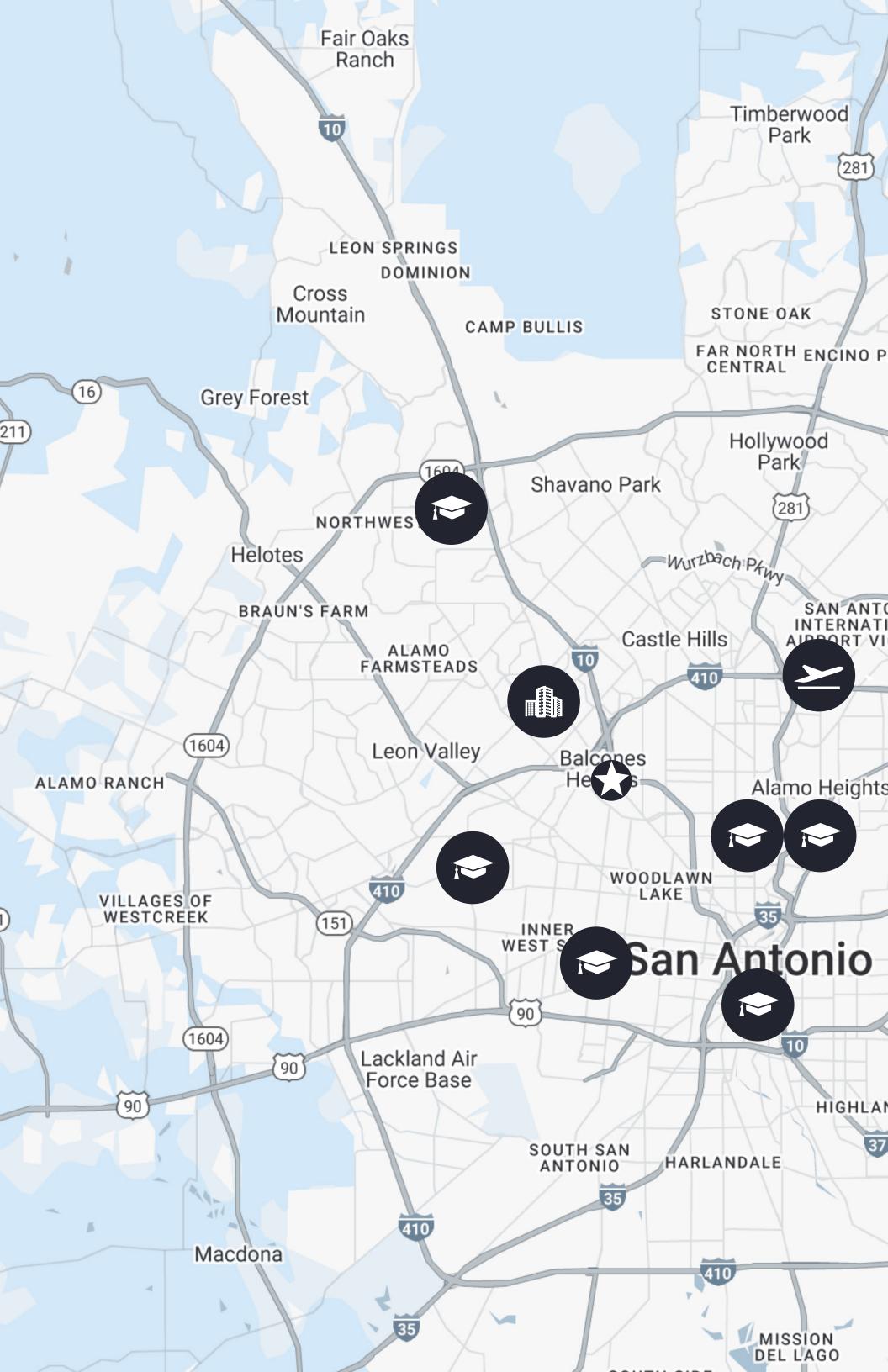


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AERIAL OVERVIEW

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.





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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