Wonderland Medical Center

FORMER TRADE SCHOOL FOR LEASE

4522 Fredericksburg Road
San Antonio, TX 78201

Transwestern

About the Building

2nd Generation Former Trade School

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.

BUILDING FEATURES

- Move-in ready: ±20,000 – 40,000 SF space
- Signage opportunities
- Superior access to VIA Superstation
- Ideal layout for educational training
- Covered parking garage for added convenience
- Prime North Central location with easy access to IH-10 / 410
- 24/7 security surveillance throughout the center
- Food court offering quick, convenient options

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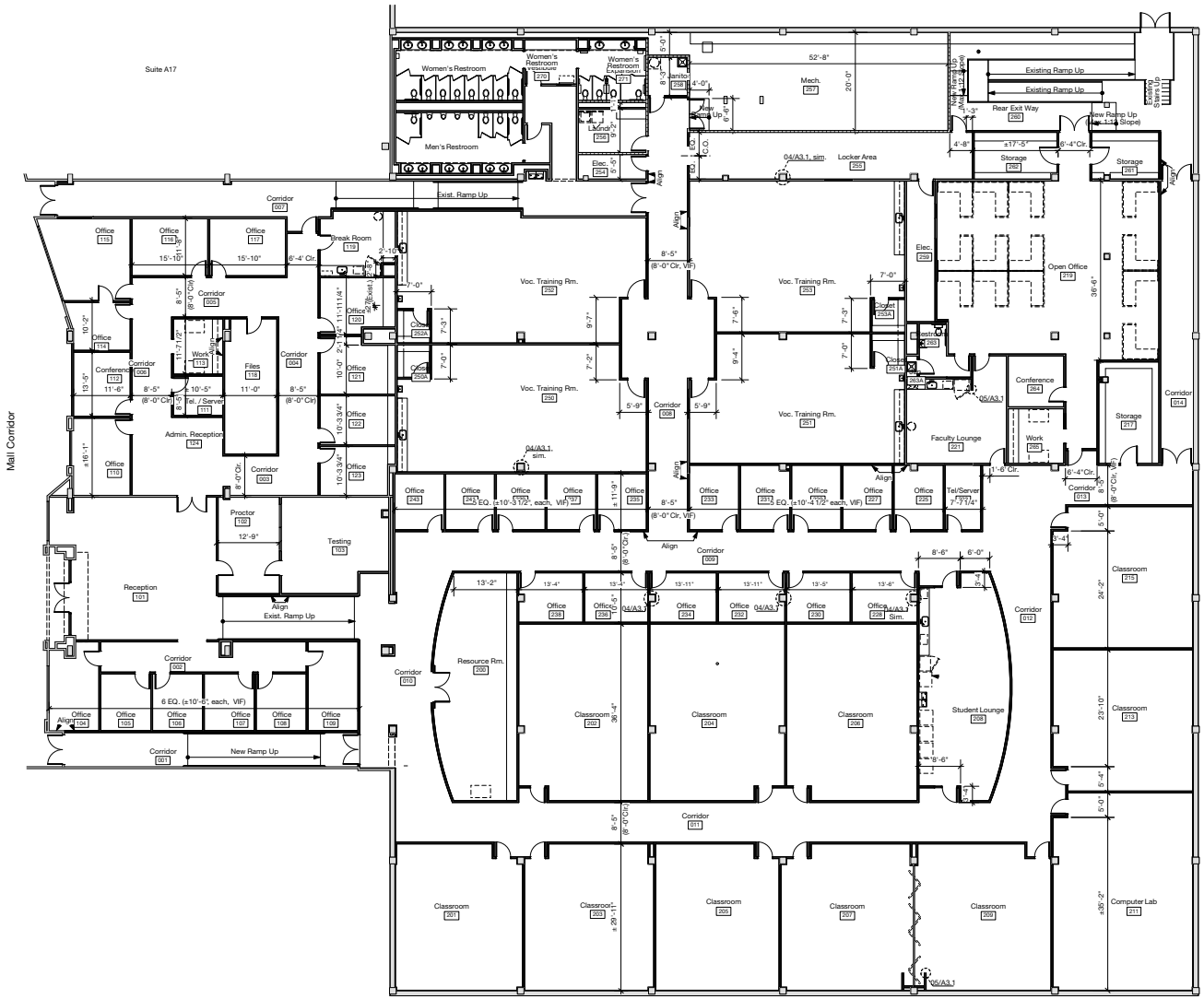
Floor Plan

±20,000– 40,000 SF AVAILABLE

- 31 private offices
- Reception and lobby area
- 10 classrooms / 4 training rooms
- Lounge area and break room
- Copy room
- Interior restrooms
- Conference rooms
- Security surveillance



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Drive Times

10 minutes to San Antonio Medical Center

10 minutes to North Star Mall

15 minutes to Downtown San Antonio

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Demographics

Population	3 Miles	5 Miles
2025	154,615	399,073
2030 Projection	161,875	418,920
2025–2030 Annual	0.9%	1.0%

Household Income	3 Miles	5 Miles
Average Household Income	$64,724	$73,238
Median Household Income	$49,588	$53,112

Housing Value	3 Miles	5 Miles
Median Home Price	$216,898	$233,197

Housing Units	3 Miles	5 Miles
Owner-Occupied Housing	26,496	71,325
Renter-Occupied Housing	40,309	99,065

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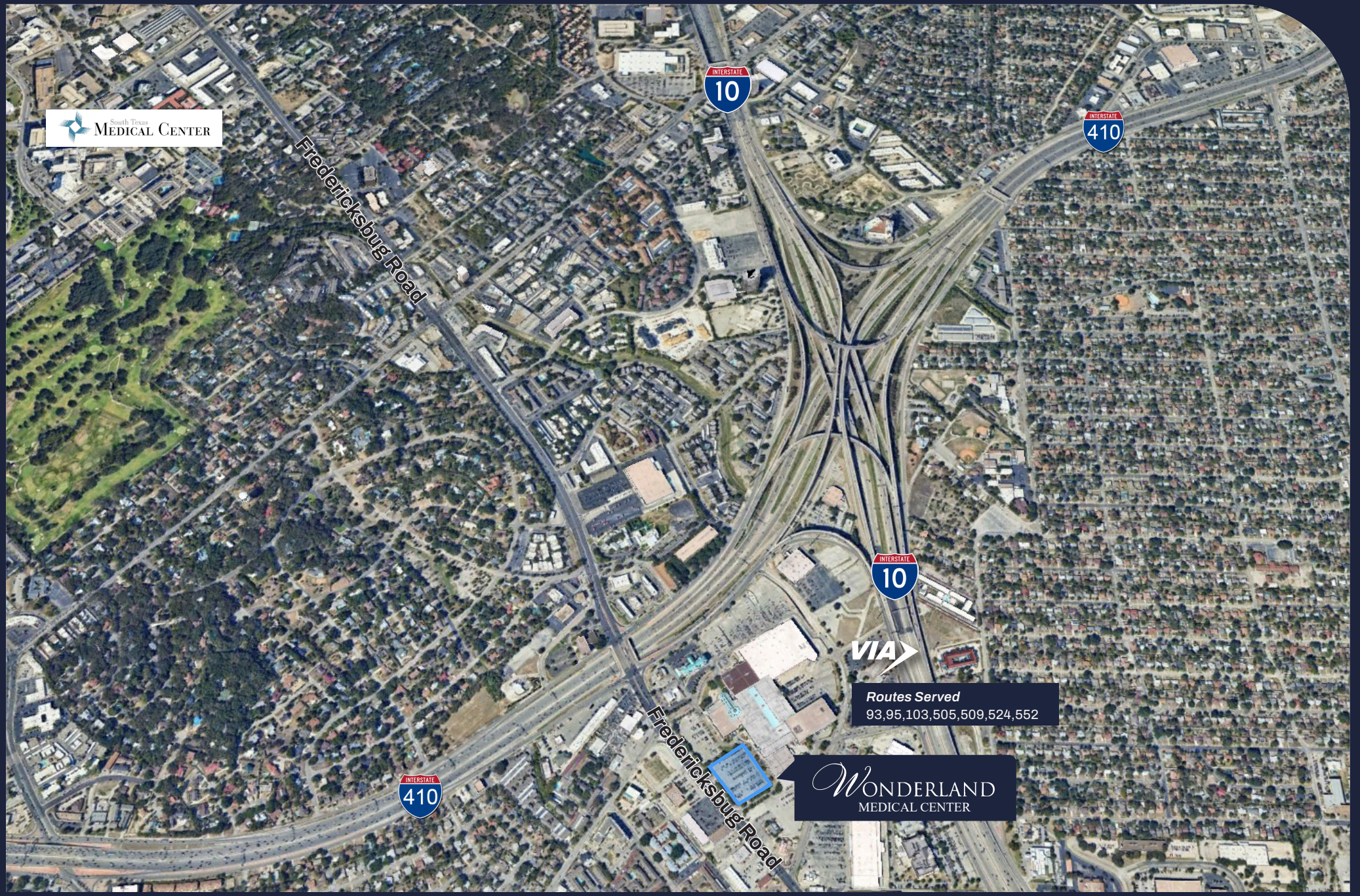

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