



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

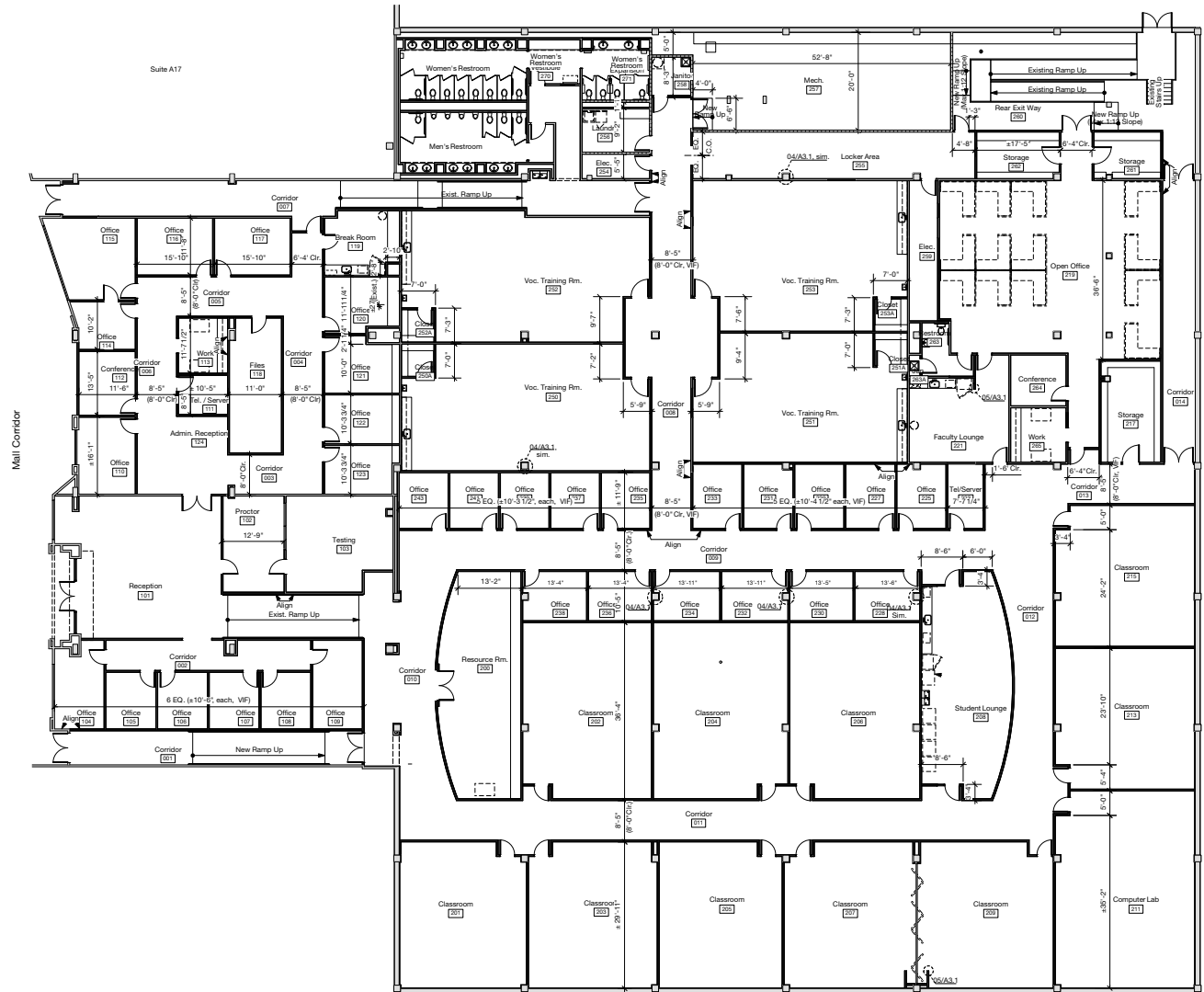
Lounge area and break room

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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Fredericksburg Road



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

Fredericksburg Road

Wonderland
MEDICAL CENTER

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