



Wonderland of the Americas

RETAIL SPACE AVAILABLE | UP TO ±13,935 RSF

4514 Fredericksburg Road
Balcones Heights, TX 78201

 Transwestern

About the Property

Prime Location

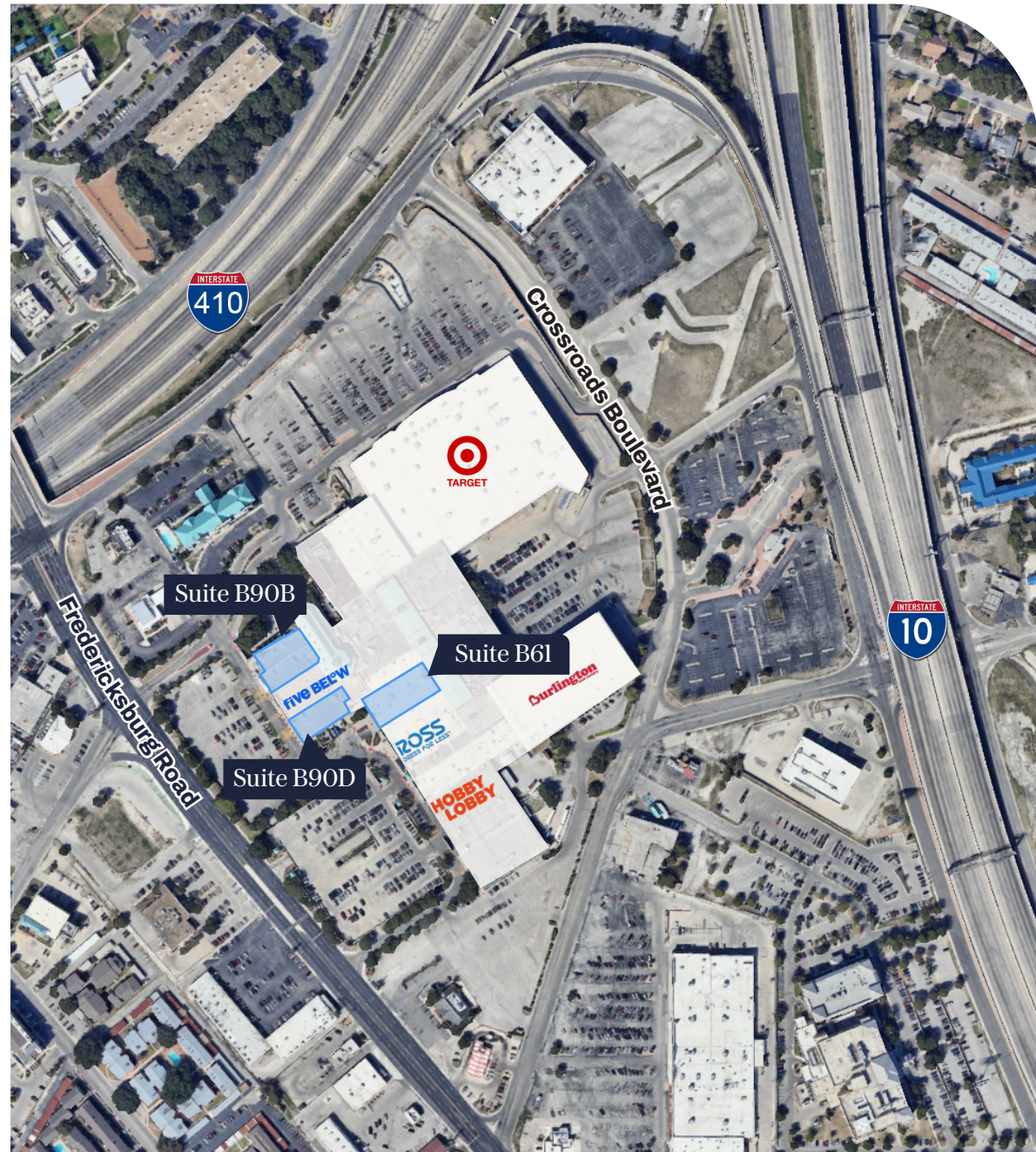
This major anchored shopping center is a secure, community-focused destination strategically located at the IH-10 and 410 interchange, adjacent to VIA Park and Ride.

AVAILABLE SUITES

- Suite B61: ±15,490 SF
- Suite B90B: ±11,090 SF up to ±13,935 RSF
- Suite B90D: ±12,977 SF

BUILDING FEATURES

- Adjacent to VIA Park and Ride
- Prime location at IH-10 / 410 interchange
- 24/7 security surveillance
- Food court
- Weekly family events
- Signage opportunities



Luis Garza, CCIM

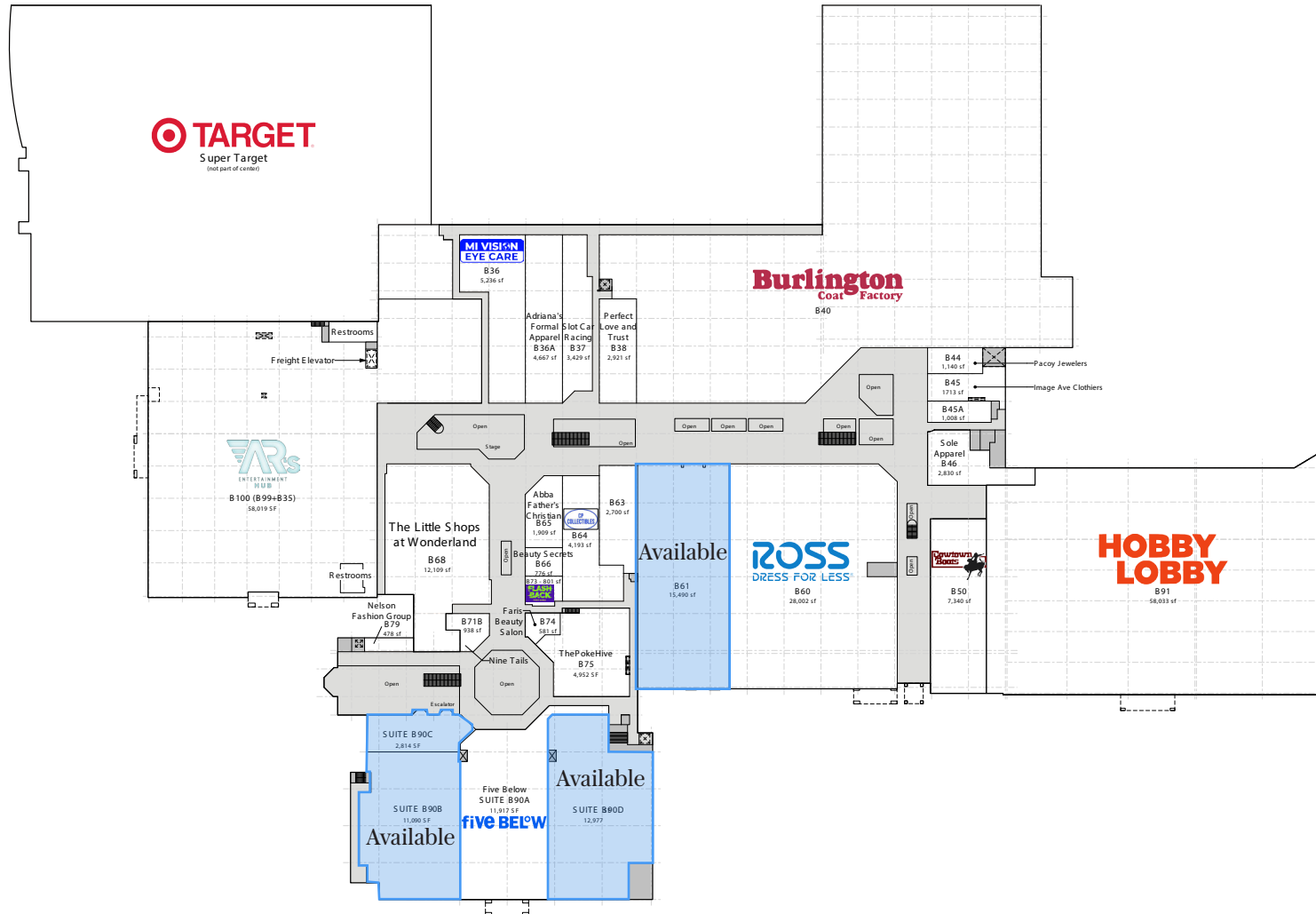
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Site Plan



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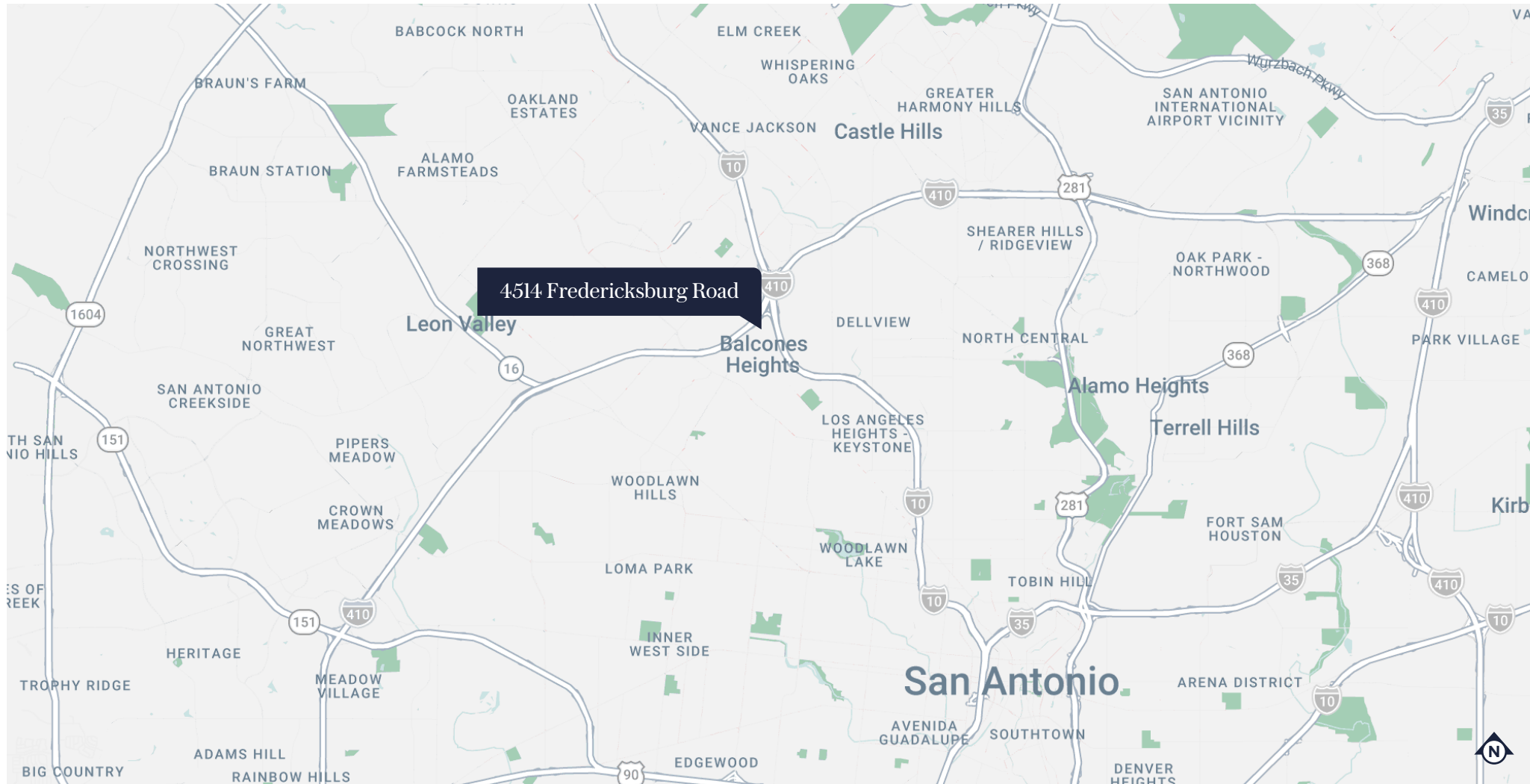
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Drive Times

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



Wonderland
OF THE AMERICAS



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



Fredericksburg Road



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