

Wonderland  
MEDICAL CENTER



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*

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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



**Superior access**  
to VIA Superstation



**Ideal layout**  
for single practitioner



**Signage opportunities**  
with high visibility



**Covered parking garage**  
for added convenience



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



**24/7 Security surveillance**  
throughout the center



**Food court**  
offering quick, convenient options



**Weekly family events & entertainment venues**  
for the whole community



**Traffic Counts**  
500M+ VPD

**35,313**

FREDERICKSBURG RD/  
HILLCREST RD

**215,139**

INTERSTATE 10/  
CROSSROADS BLVD

**250,723**

INTERSTATE LOOP 410/  
FREDERICKSBURG RD

## DEMOGRAPHICS

1-MILE



**6,855**

2024 HOUSEHOLDS

**7,319**

2029 HOUSEHOLDS



**15,240**

2024 POPULATION

**16,228**

2029 POPULATION



**\$49,666**

AVERAGE HH INCOME

3-MILE



**62,559**

2024 HOUSEHOLDS

**66,595**

2029 HOUSEHOLDS



**150,809**

2024 POPULATION

**150,809**

2029 POPULATION

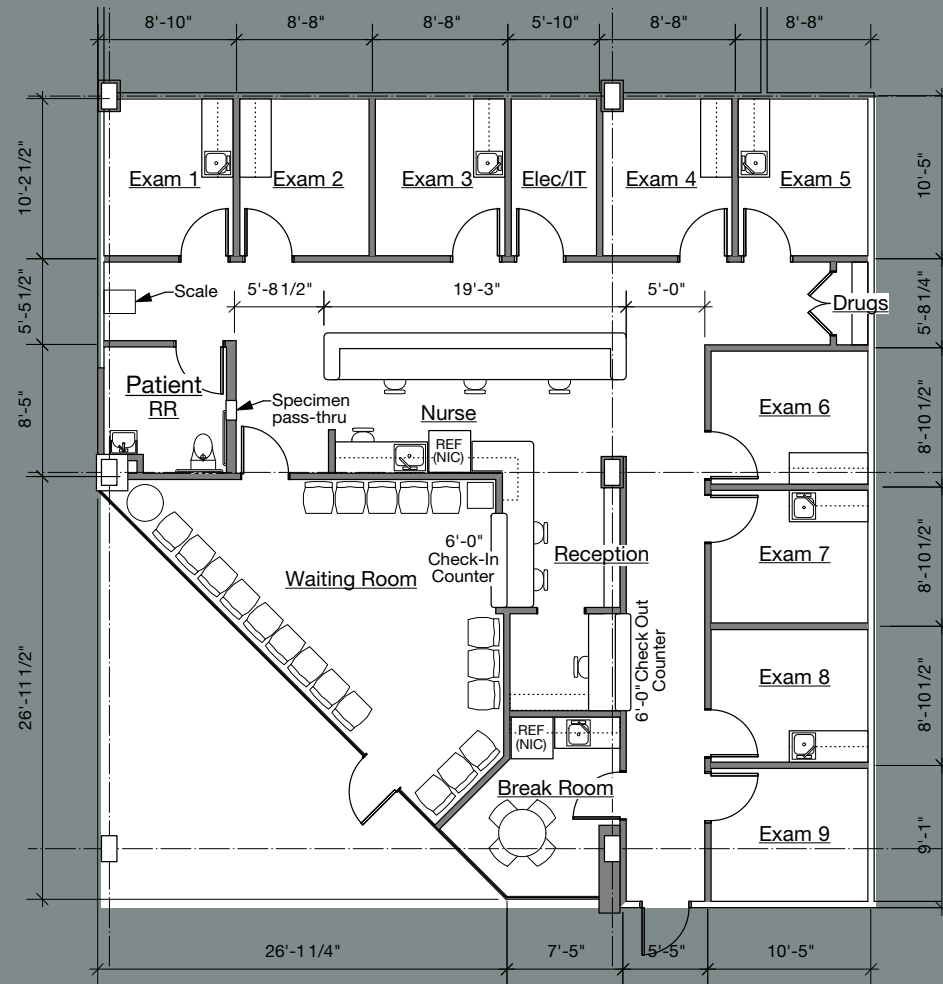


**\$65,628**

AVERAGE HH INCOME

4522 Fredericksburg Rd  
**FLOOR PLAN**

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

WONDERLAND  
MEDICAL CENTER





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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.

Callaghan Rd

Fredericksburg Rd



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



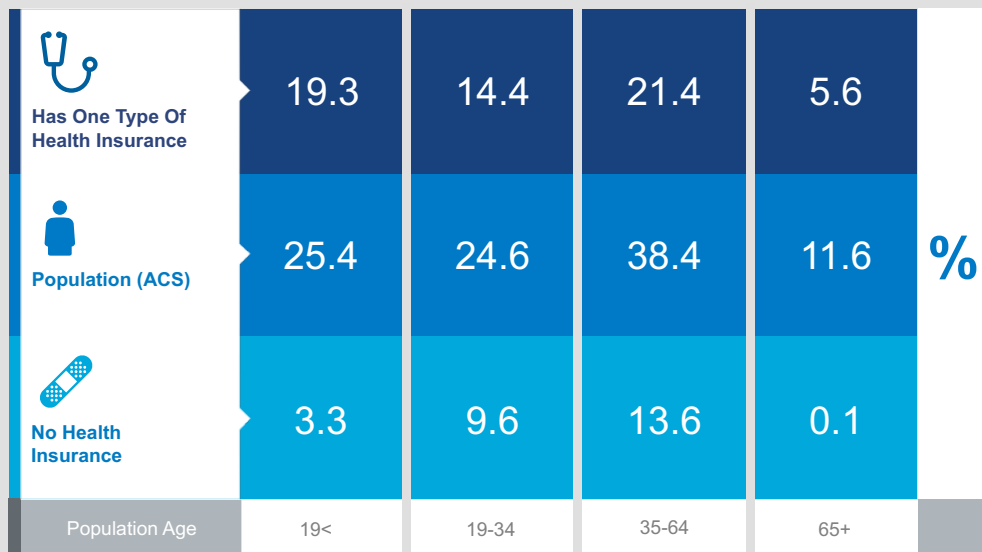
Fredericksburg Rd

# HEALTHCARE DEMOGRAPHICS

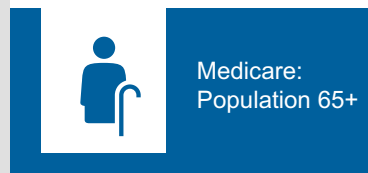
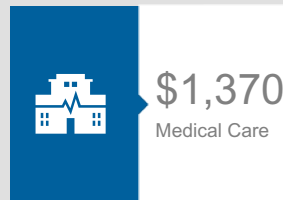
## Health Care & Insurance

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](#)



## Health Care Expenditure



**837**  
Medicare Only

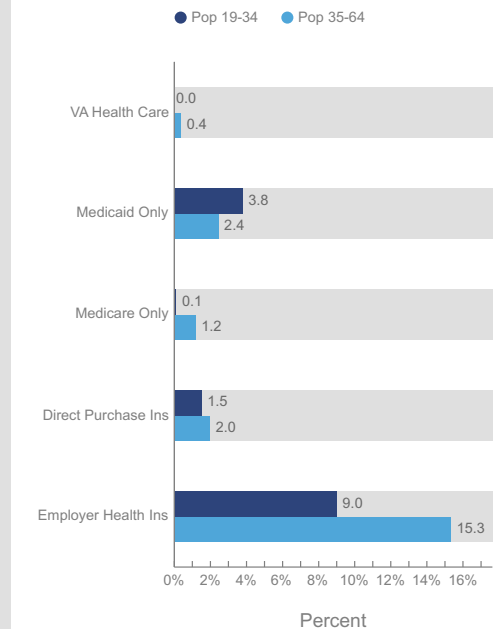
**124**  
Direct-Purch & Medicare

**204**  
Employer & Medicare

**244**  
Medicare & Medicaid

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
Convalescent/Nursing Home Care	\$22.1

## Health Insurance Coverage (ACS)



## Population



**15,702**  
Civilian Noninstitutionalized Population (ACS)

## Exercise (Percent of Adults)



**41.5%**  
Exercise at home 2+ times per week



**13.0%**  
Exercise at club 2+ times per week



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

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