



THE VILLAGE AT PARK SOUTH

102 Wonder World Drive, San Marcos, TX 78666

1,272 - 2,344 SF RETAIL SPACE - FOR LEASE





- **At the Lighted Intersection of Wonder World Drive and Hunter Road**
- Built Out Office/Retail Space
- **Retail Spaces Available: 1,272 - 2,344 SF**
- Close Proximity to the HEB Distribution Center, CTMC, and the New Hays County Government Building
- Easy Access to IH-35
- Strong traffic counts on Wonder World Dr. = 21,860 VPD



AREA RETAILERS



**CONTACT US FOR MORE
INFORMATION ABOUT THIS
PROPERTY:**

Nick Tarantino, CCIM

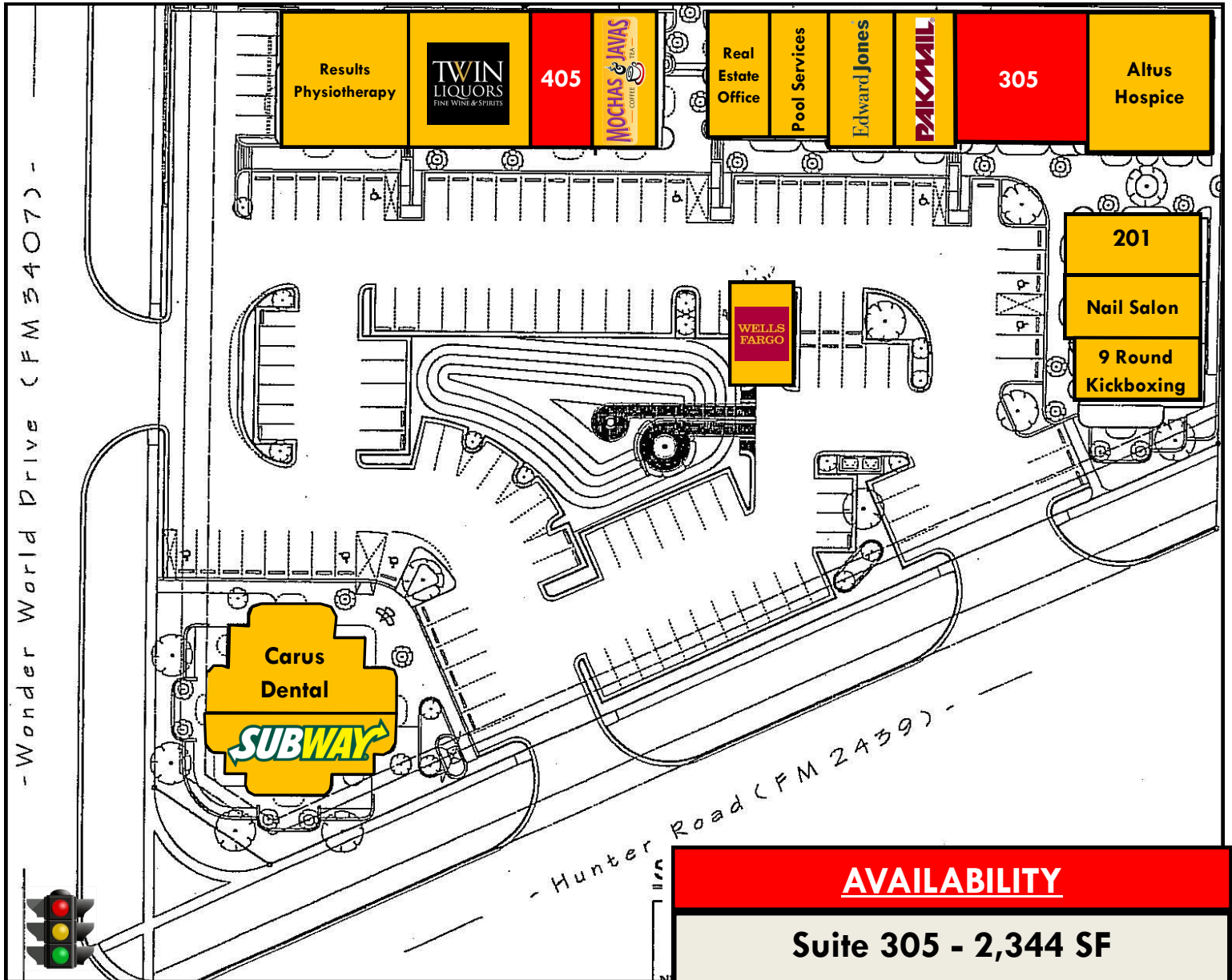
(512) 302 - 4500

nick@tarantino.com

Peggy Rougeou

(713) 501 - 5647

peggy@tarantino.com



AVAILABILITY

Suite 305 - 2,344 SF
Suite 405 - 1,272 SF

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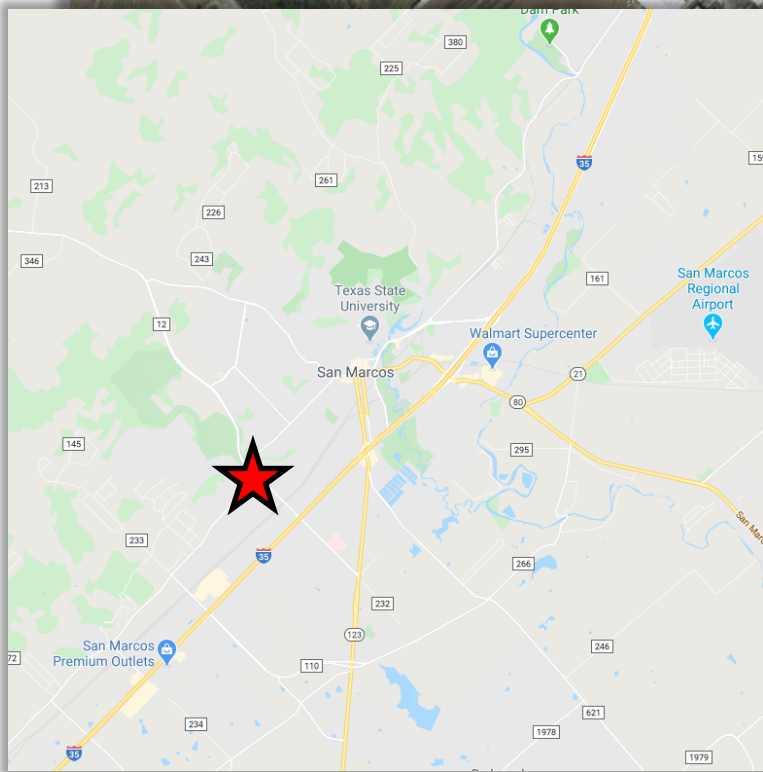
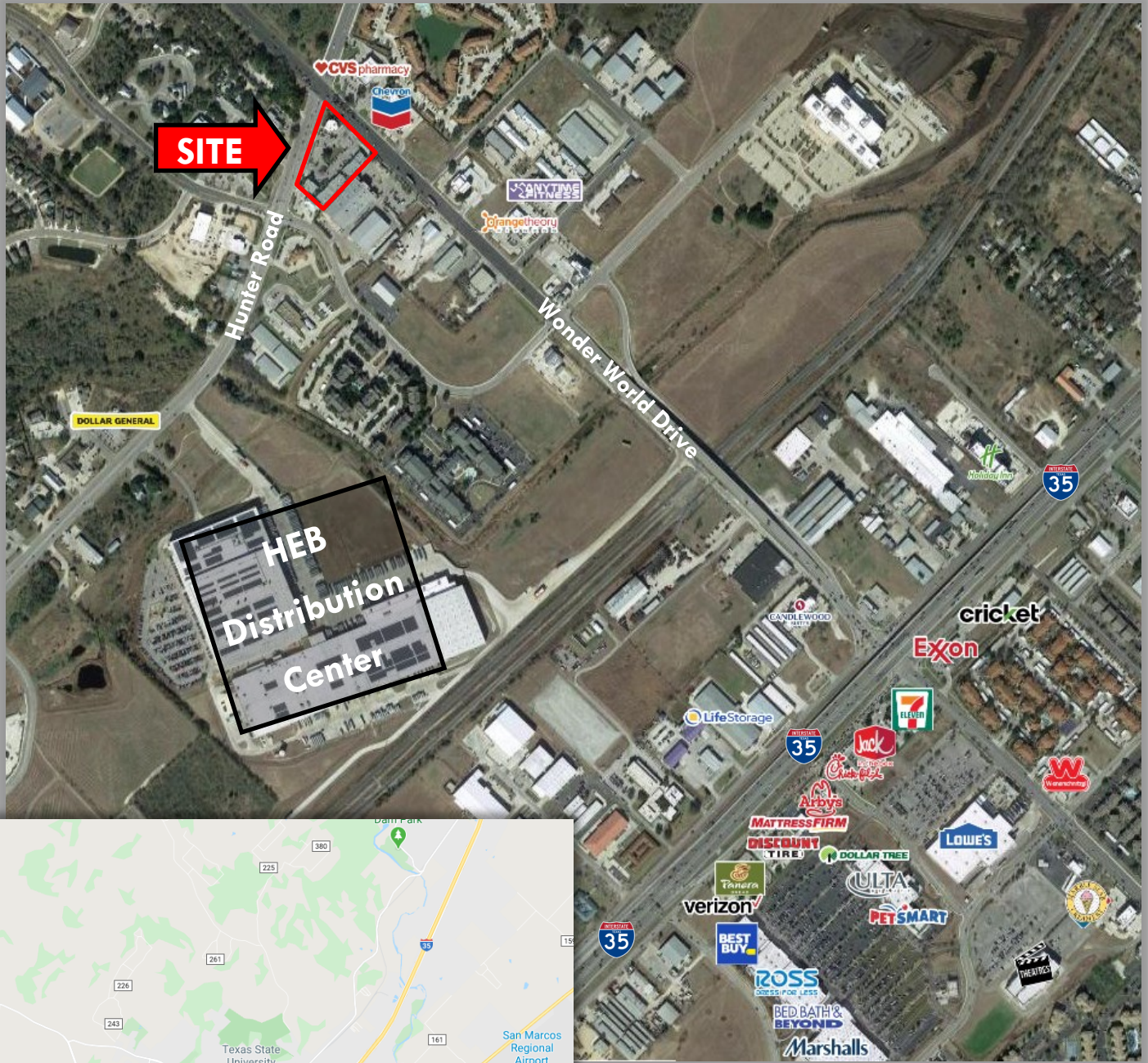
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DEMOGRAPHICS (2019)			
MILE(S)	1	3	5
Total Population	8,144	49,700	73,293
Total Households	3,351	18,162	26,891
Median HH Income	\$43,870	\$39,855	\$38,184



Aerial Map

The Village at Park South



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