

WONDER WORLD RETAIL

SAN MARCOS, TX | 296 WONDER WORLD DRIVE



CENTER SIZE: 2 ACRES

AVAILABILITY:
5,450 SF | MULTI-TENANT
BUILDING WITH DRIVE-THRU

LEASE RATES:
PLEASE CALL FOR INFO.

AREA RETAILERS:



DEMOGRAPHICS:

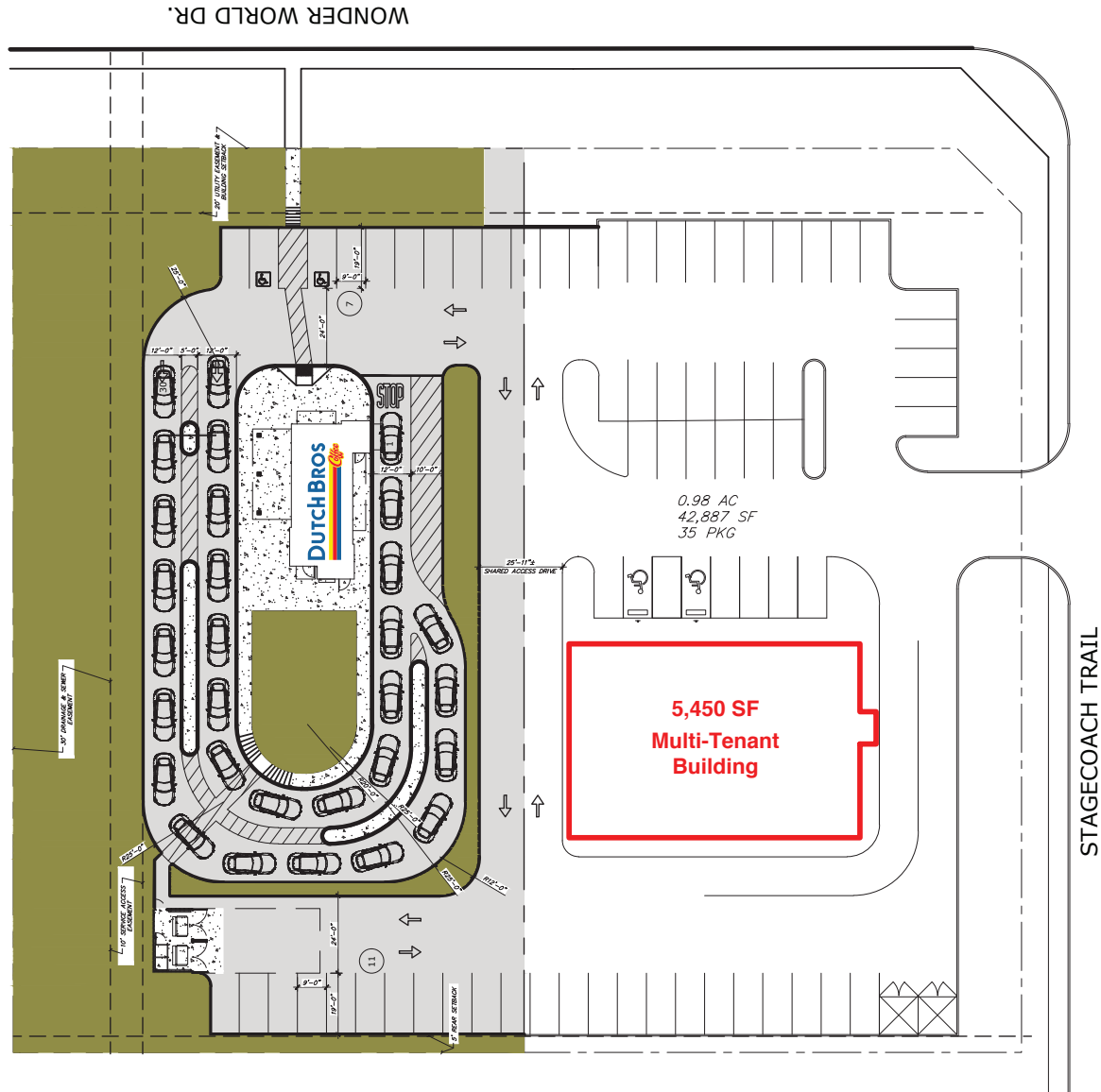
	1 MILE	3 MILE	5 MILE
2022 Population	8,345	47,931	77,183
2022 Daytime Population	11,416	59,349	84,437
2022 Total Households	3,926	18,285	30,890
2022 Average HH Income	\$83,049	\$75,450	\$67,808

TRAFFIC COUNTS:

IH-35: 119,798 VPD
Wonder World Drive: 31,061 VPD

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