



3,618 SF Building Available For Lease

# 2ND GEN RESTAURANT SPACE

For Lease:  
4205 Fredericksburg Rd  
San Antonio, TX

VENTURE

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# Metrics

4205 Fredericksburg Rd  
San Antonio, TX

## Available Space

3,618 SF Building on .65 Ac

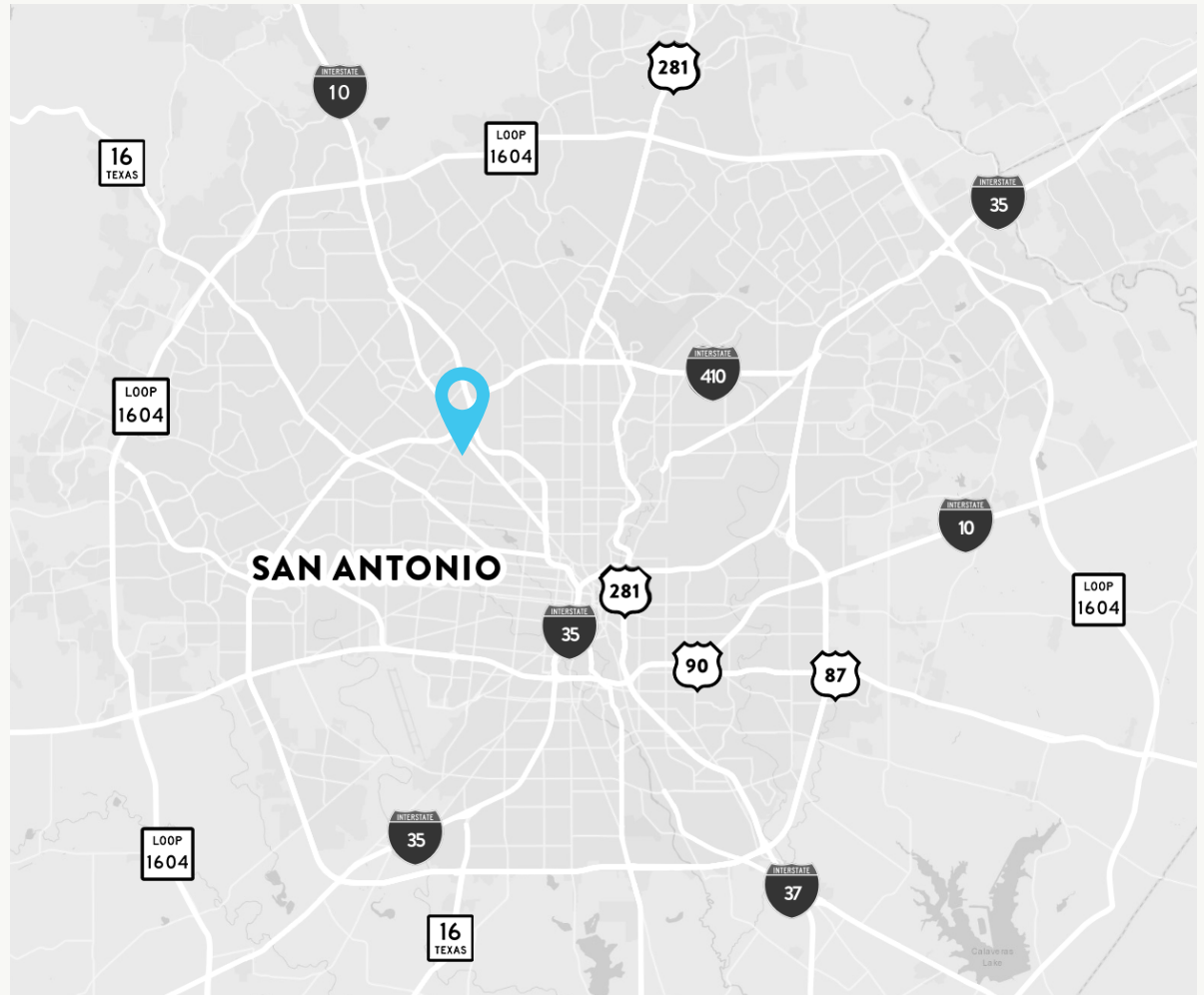
## Location

Fredericksburg Rd & Concord PL

## Traffic Counts

I-410  
271,120 VPD 2024

Fredericksburg Rd  
25,941 VPD 2024



## Area Attractions





# Property Highlights

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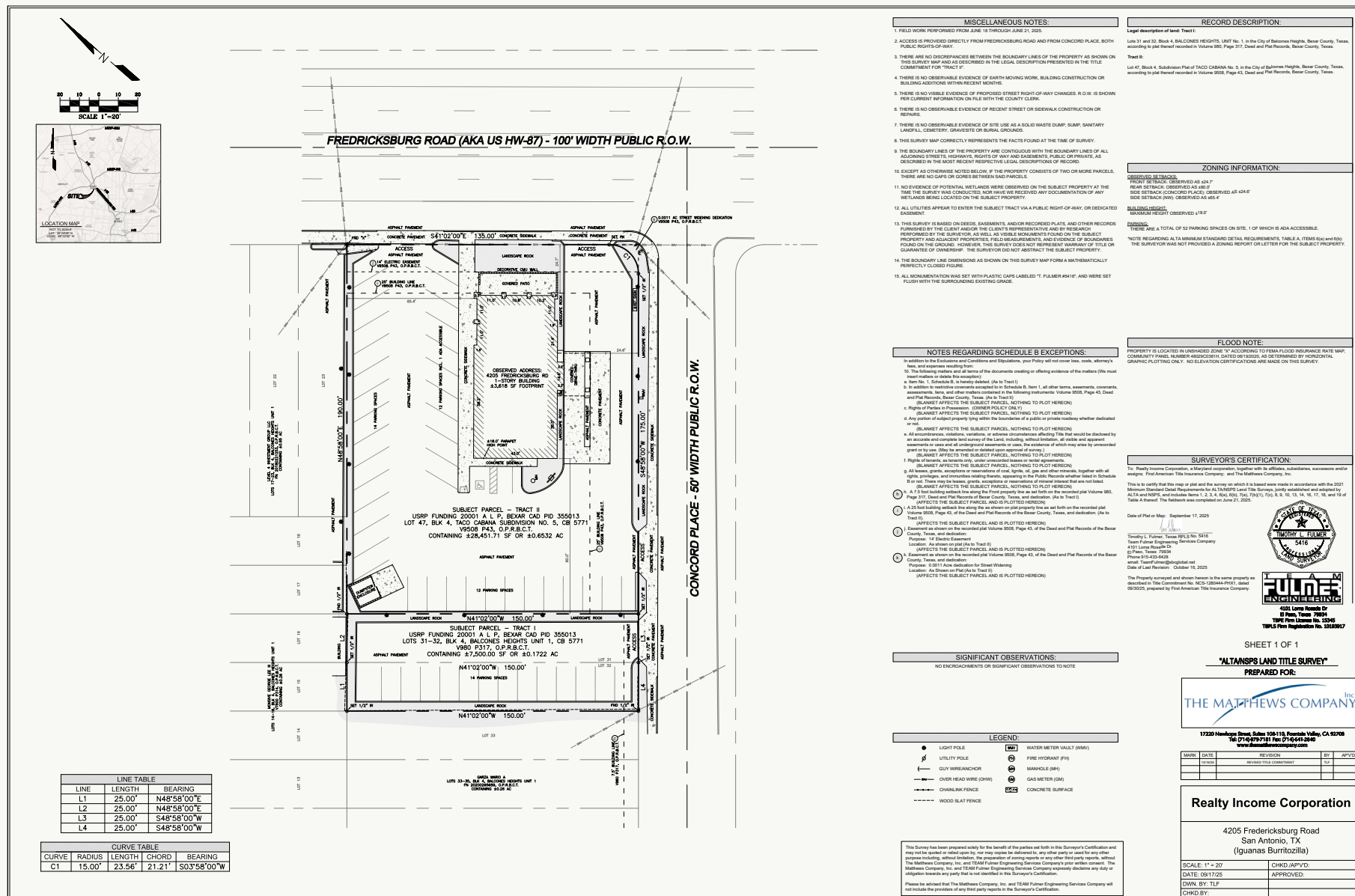
1. Second generation restaurant space with drive thru
2. Fully equipped with equipment list available upon request
3. 54 Parking spaces
4. High visibility and traffic
5. Close proximity to Wonderland of the Americas Mall
6. Corridor filled with other fast-casual and sit-down restaurants



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,935	143,470	382,153
EST. DAYTIME POPULATION	5,135	62,297	180,770
EST. AVG. HH INCOME	\$62,954	\$74,432	\$87,404

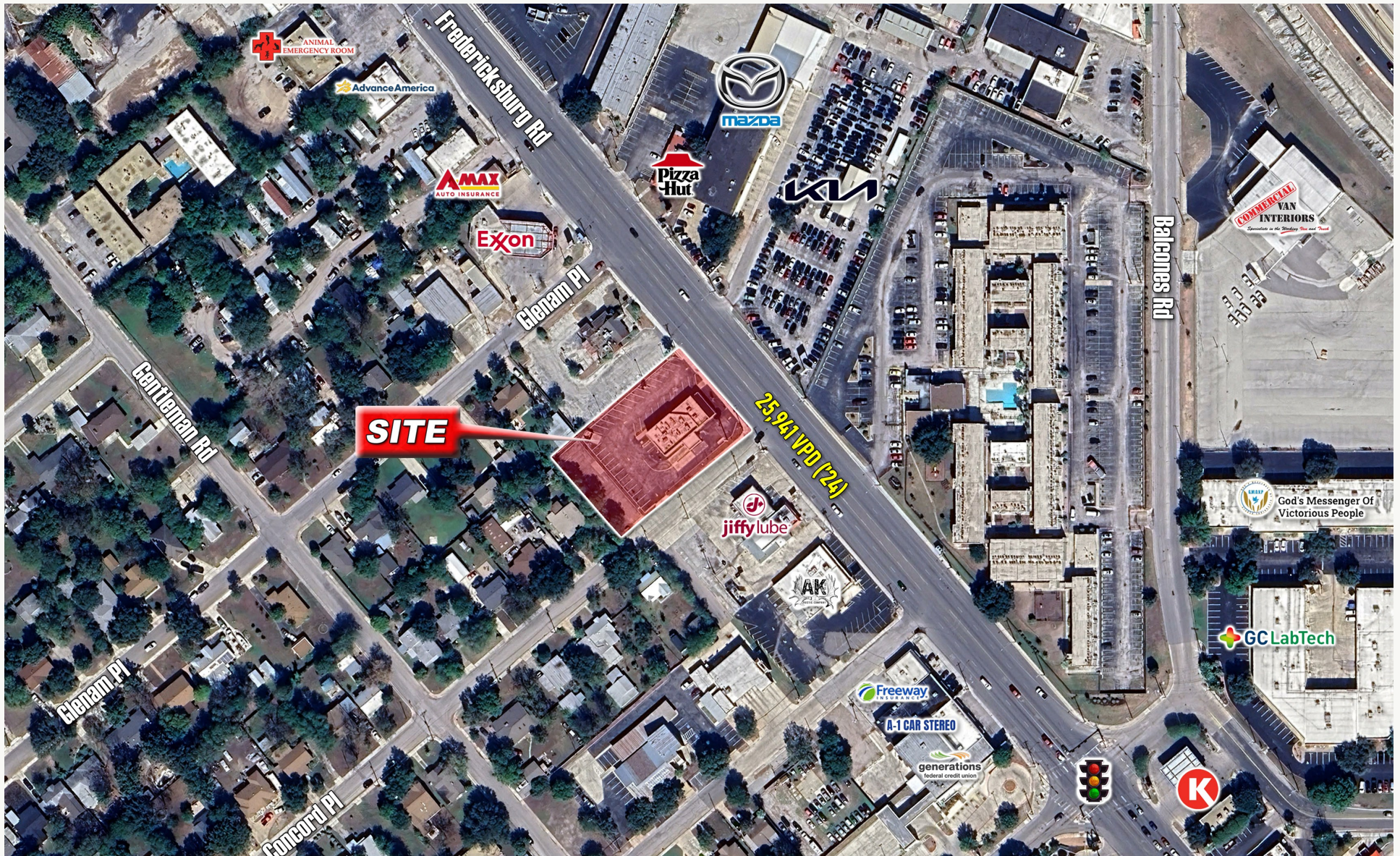
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# Close Aerial

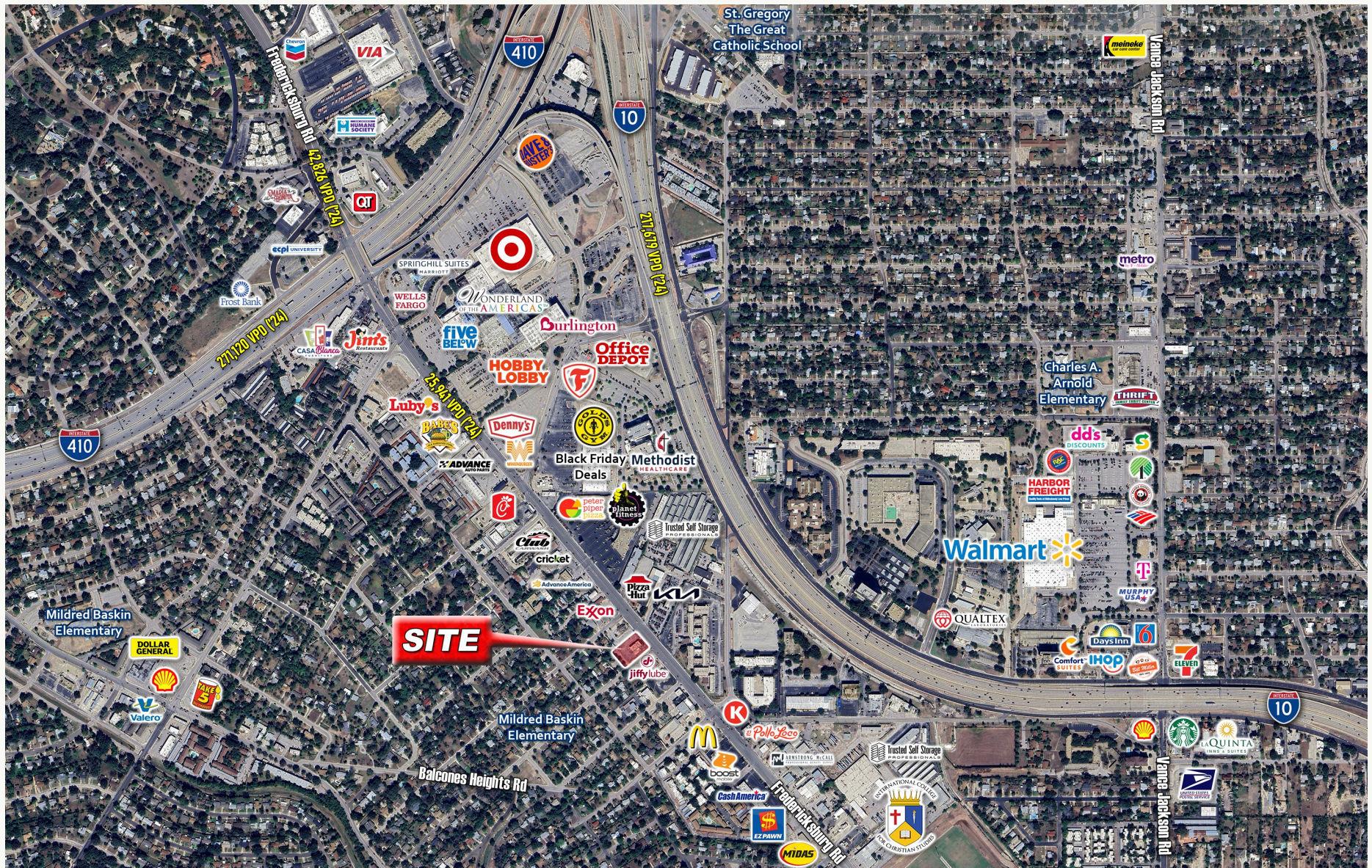
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# Far Aerial

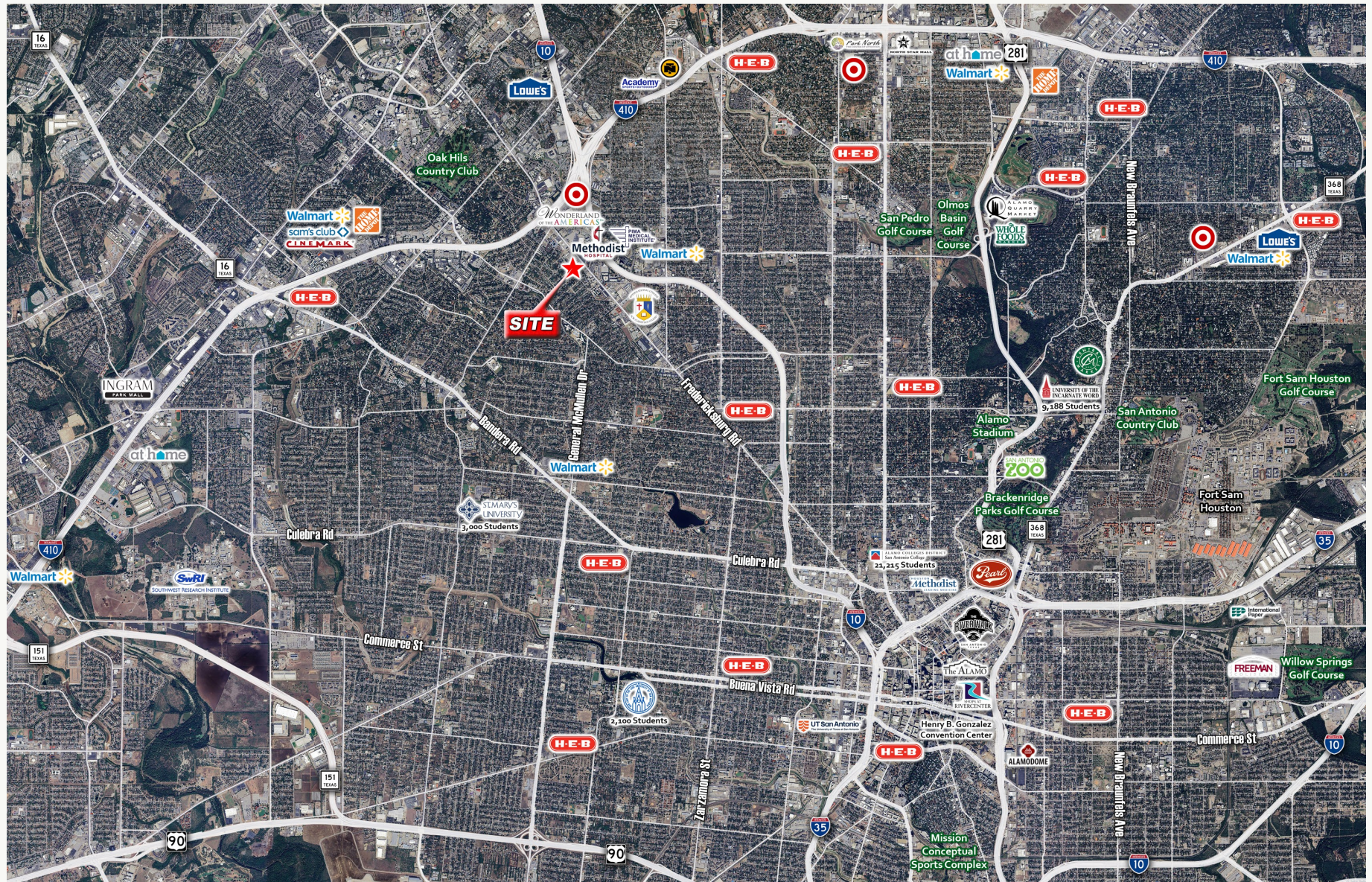
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# VENTURE

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