

FOR LEASE 4115 MEDICAL DR. 78229

Medical Office Space and Executive Offices MEDICAL CENTER 12,752 SF



- **Location: Medical Center, Between IH 10 and Fredericksburg**
- **Convenient to all Major Business**
- **Great Demographics with easy access to Airport and Downtown.**

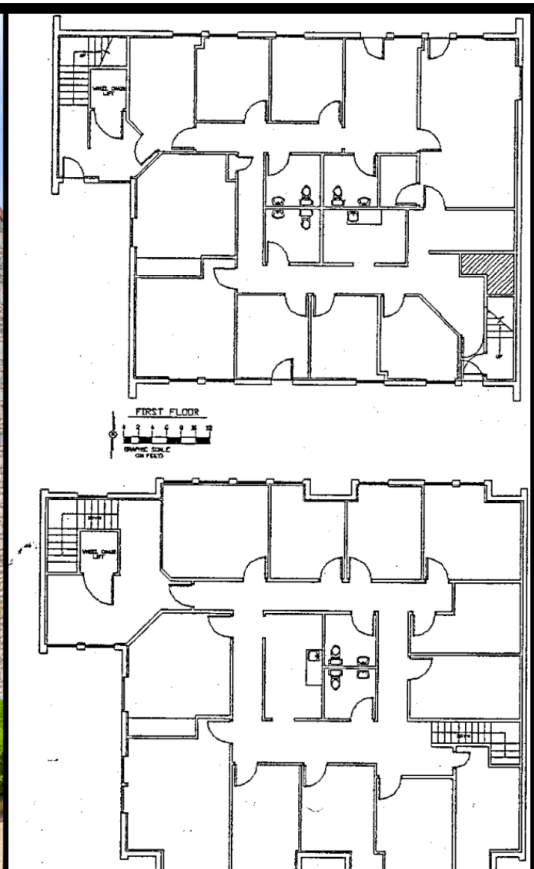
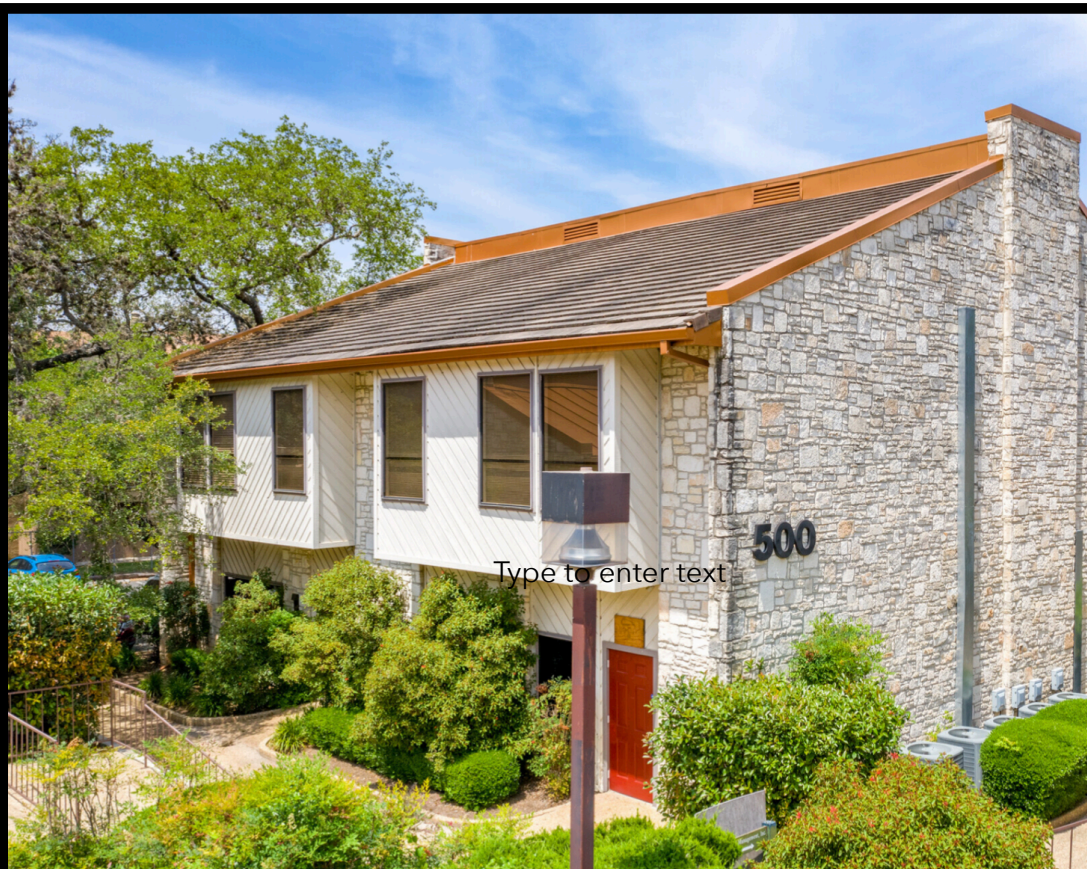
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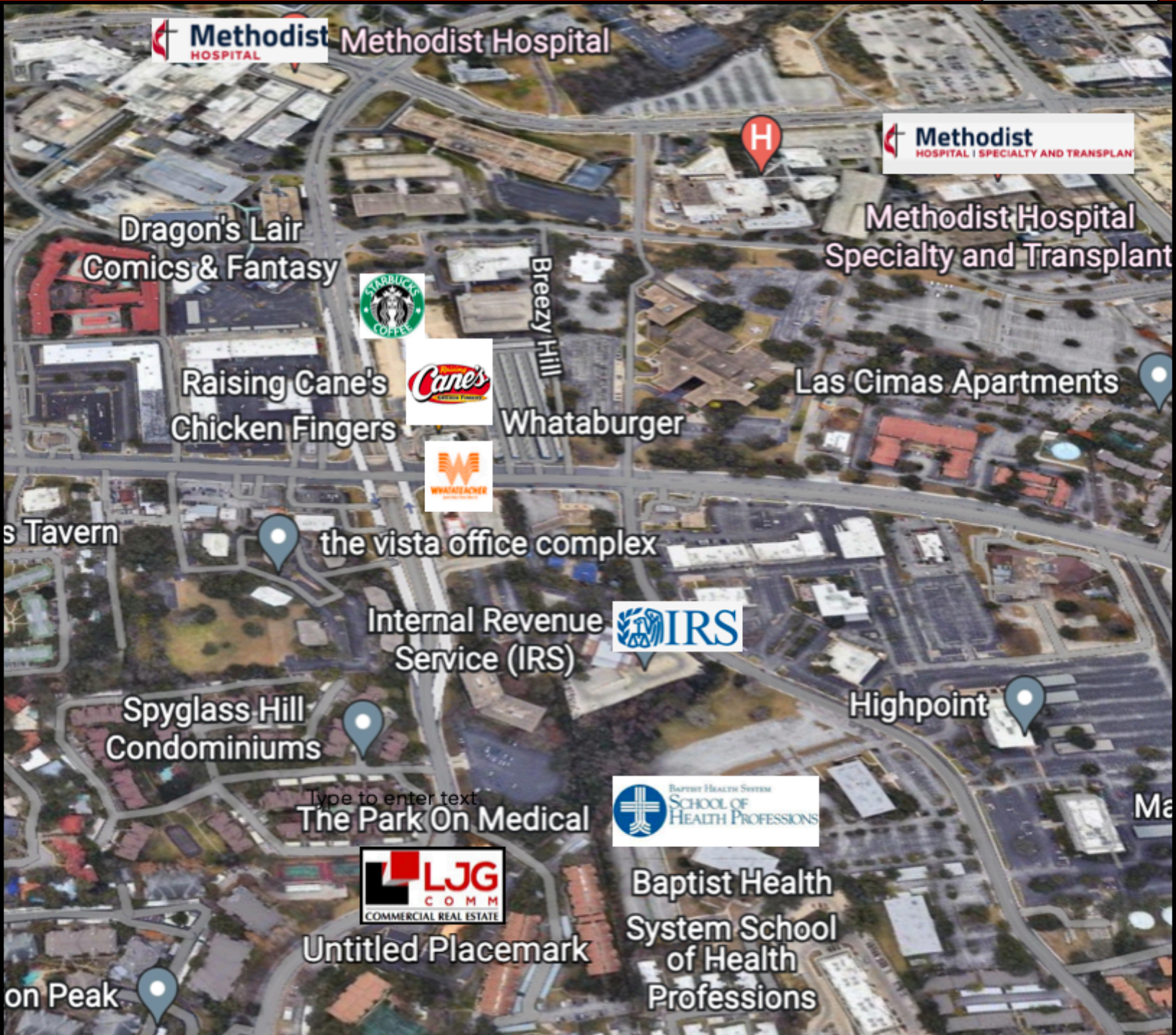
SUITE 501-502 8,357 SF



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- **Medical Office Space
2009 SF-4018 SF**
- **Small Executive Office Space
from 485\$/ month**

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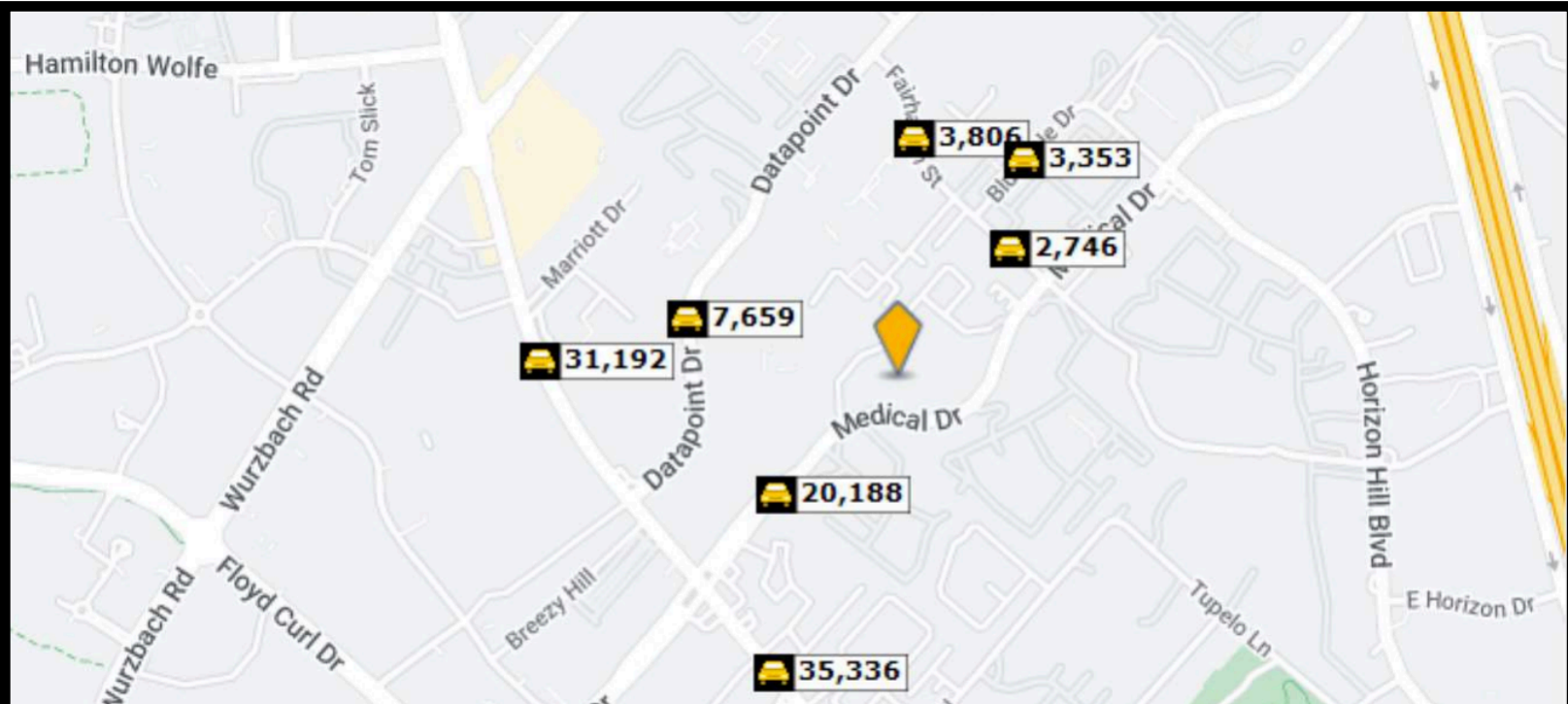


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FOR LEASE

TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1	Medical Dr	Fredericksburg Rd	0.13 SW	2022	20,065
2	Medical Dr	Fredericksburg Rd	0.13 SW	2021	20,188
3	Fairhaven St	Medical Dr	0.05 SE	2022	2,746
4	Datapoint Dr	Fredericksburg Rd	0.21 S	2022	8,543
5	Datapoint Drive	Fredericksburg Rd	0.21 S	2020	7,659
6	Fairhaven St	Datapoint Dr	0.11 NW	2022	3,806
7	Bluffdale Dr	Bluffcreek Dr	0.08 NE	2022	3,353
8	Fredericksburg Rd	Louis Pasteur Dr	0.05 SE	2022	35,121
9	Fredericksburg Rd	Louis Pasteur Dr	0.05 SE	2021	35,336
10	Fredericksburg Rd	Marriott Dr	0.06 N	2022	31,192

Radius	1 Mile	3 Mile
Population		
2027 Projection	29,504	175,270
2022 Estimate	27,235	162,067
2010 Census	22,146	133,593
Growth 2022 - 2027	8.33%	8.15%
Growth 2010 - 2022	22.98%	21.31%
2022 Population by Hispanic Origin		
2022 Population	27,235	162,067
White	19,650 72.15%	133,743 82.52%
Black	3,249 11.93%	11,729 7.24%
Am. Indian & Alaskan	407 1.49%	2,062 1.27%
Asian	2,924 10.74%	9,995 6.17%
Hawaiian & Pacific Island	43 0.16%	294 0.18%
Other	963 3.54%	4,243 2.62%
U.S. Armed Forces	180	463

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