

# Boerne Oaks Shopping Center

228 W. Bandera Road, Boerne, TX 78006



## Space Available

- 1,200 SF- 6,000 SF

## Features:

- Located at the intersection of SH-46 (W. Bandera Rd) and Wanda St. near IH-10
- High traffic counts
- Excellent visibility
- High income area of Boerne
- Adjacent spaces - can be combined

## Traffic Counts

- W. Bandera: 17,546 VPD

| Demographics              | 1 mile   | 3 mile   | 5 mile    |
|---------------------------|----------|----------|-----------|
| Total Population          | 3,428    | 18,899   | 25,010    |
| Total Households          | 1,509    | 7,255    | 9,497     |
| Avg HH Income             | \$92,086 | \$99,522 | \$105,869 |
| Population Growth 2019-24 | 12.49%   | 22.21%   | 21.94%    |

## Area Retailers:



T-Mobile



Walgreens



The UPS Store 

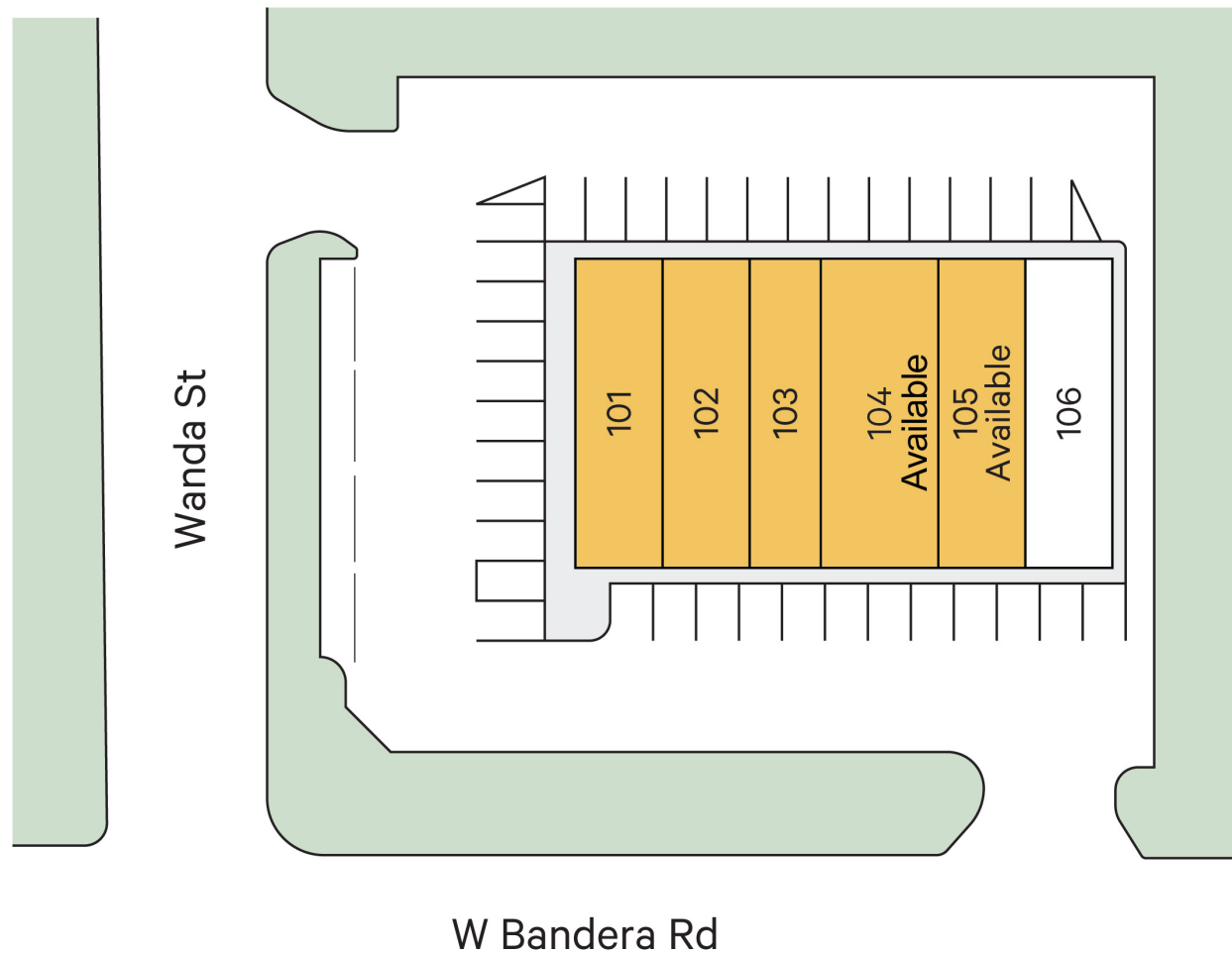
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### Available Space

|     |           |          |
|-----|-----------|----------|
| 101 | Available | 1,200 SF |
| 102 | Available | 1,200 SF |
| 103 | Available | 960 SF   |
| 104 | Available | 1,440 SF |
| 105 | Available | 1,200 SF |

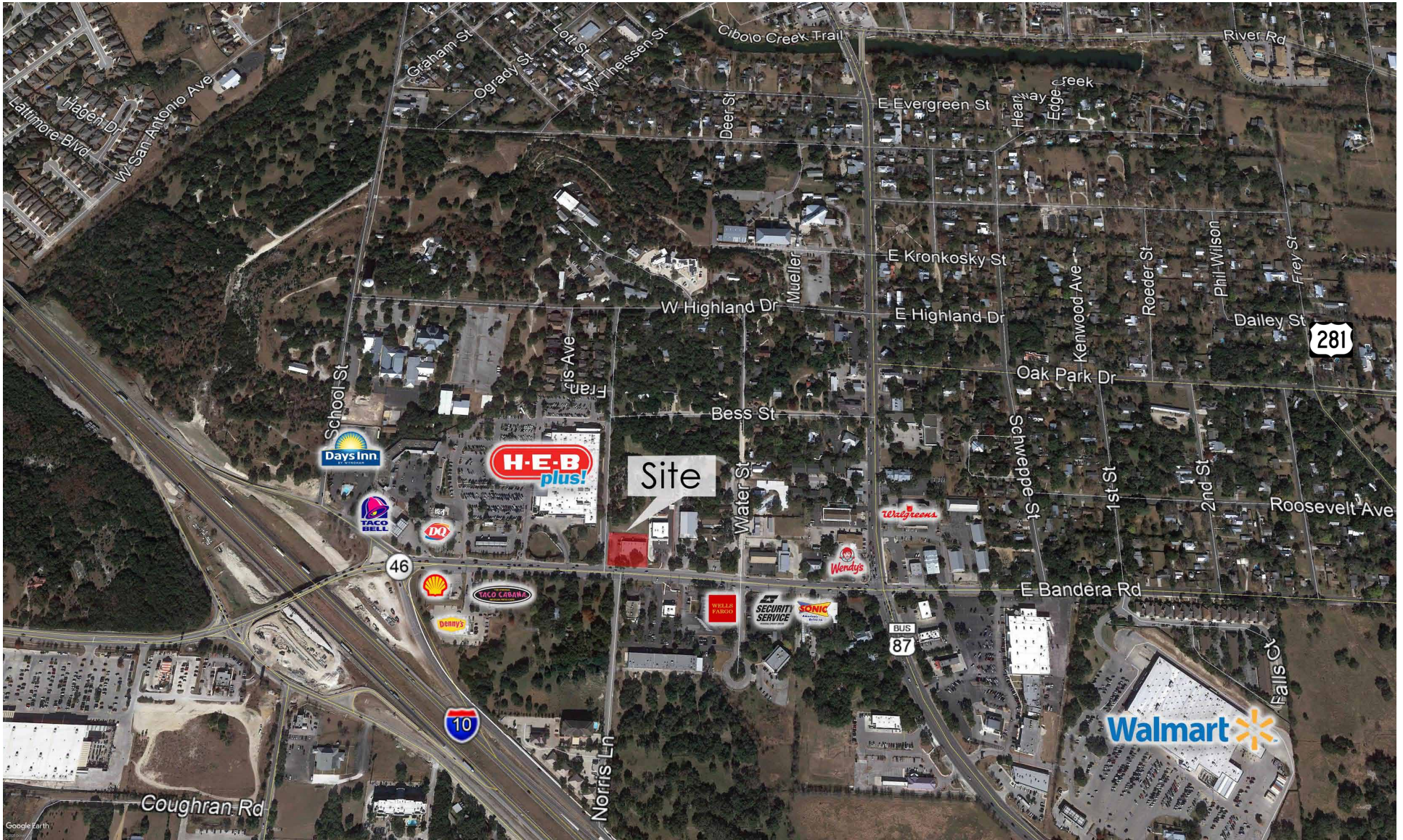
### Current Tenants

|     |               |          |
|-----|---------------|----------|
| 106 | Smoothie King | 1,200 SF |
|-----|---------------|----------|



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Location Aerial



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