

# Boerne Oaks Shopping Center

228 W. Bandera Road, Boerne, TX 78006



## Space Available

- 1,200 SF • 1,440 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:



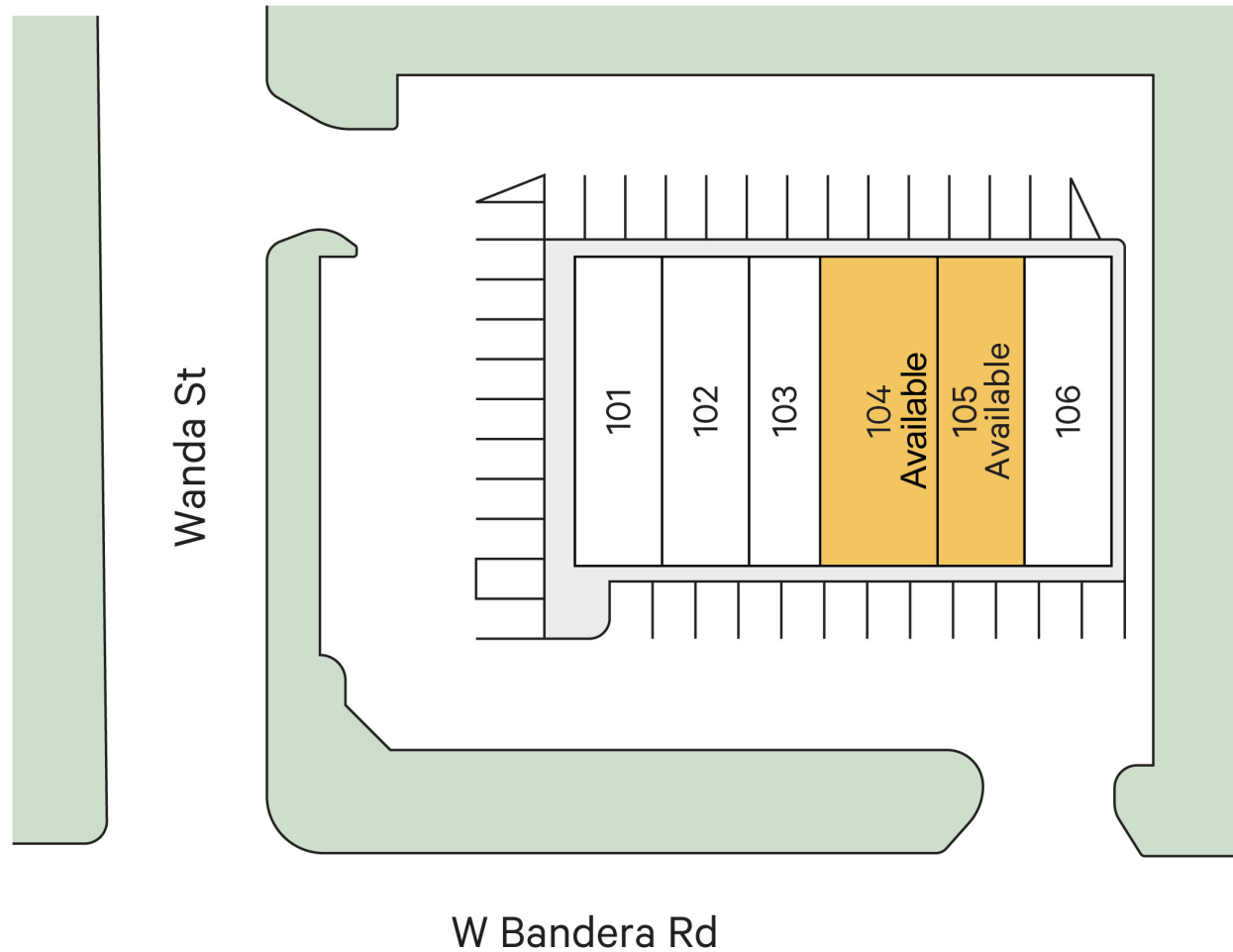
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PROPERTY GROUP INC



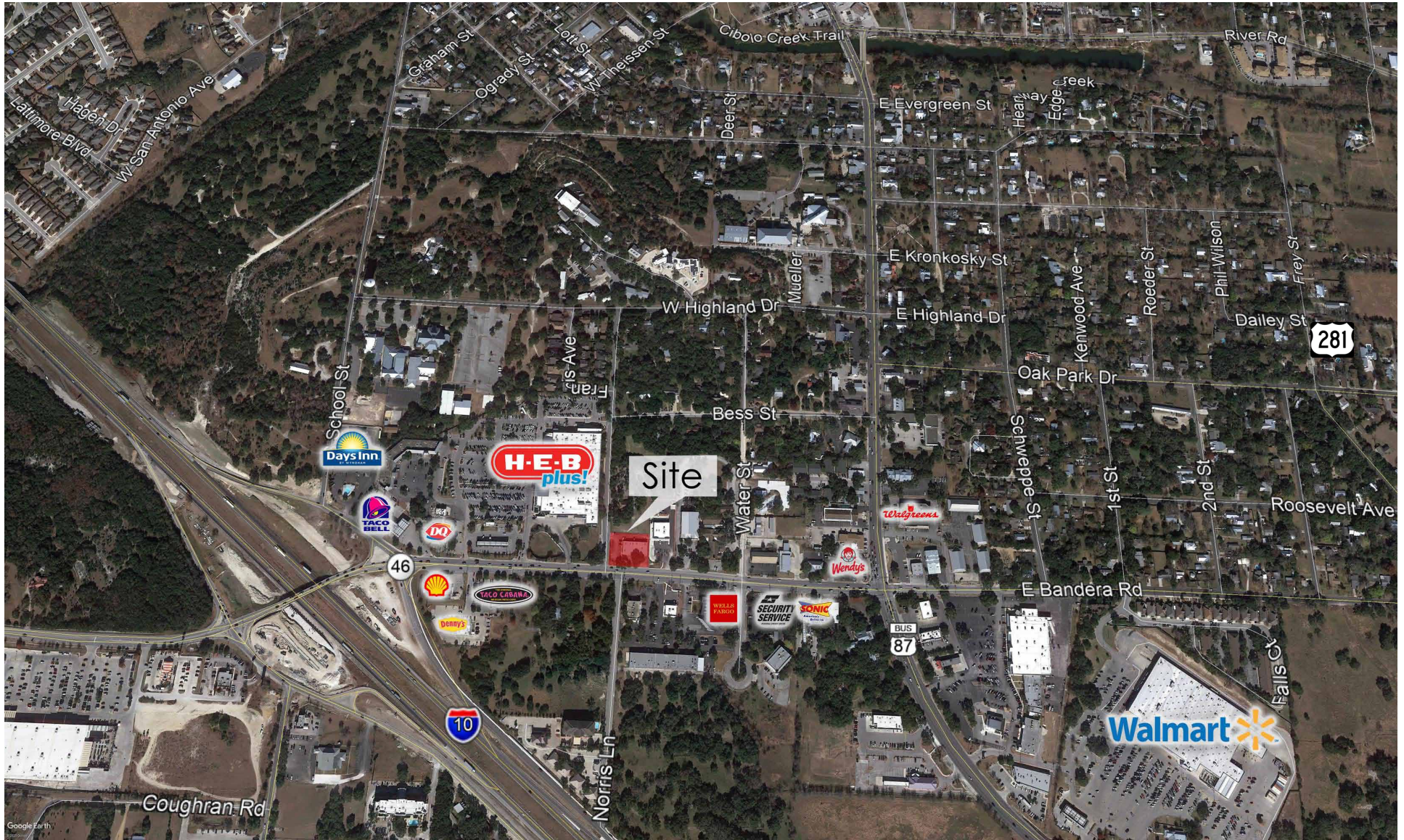
Available Space	
104	1,440 sf
105	1,200 sf

Current Tenants		
101	Sprint	1,200 sf
102	Parcel Express	1,200 sf
103	Lemon Tree Cleaners	960 sf
106	Smoothie King	1,200 sf



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Location Aerial



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