

# Boerne Oaks Shopping Center

228 W. Bandera Road, Boerne, TX 78006



## Space Available

- 960 SF - 4,800 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:



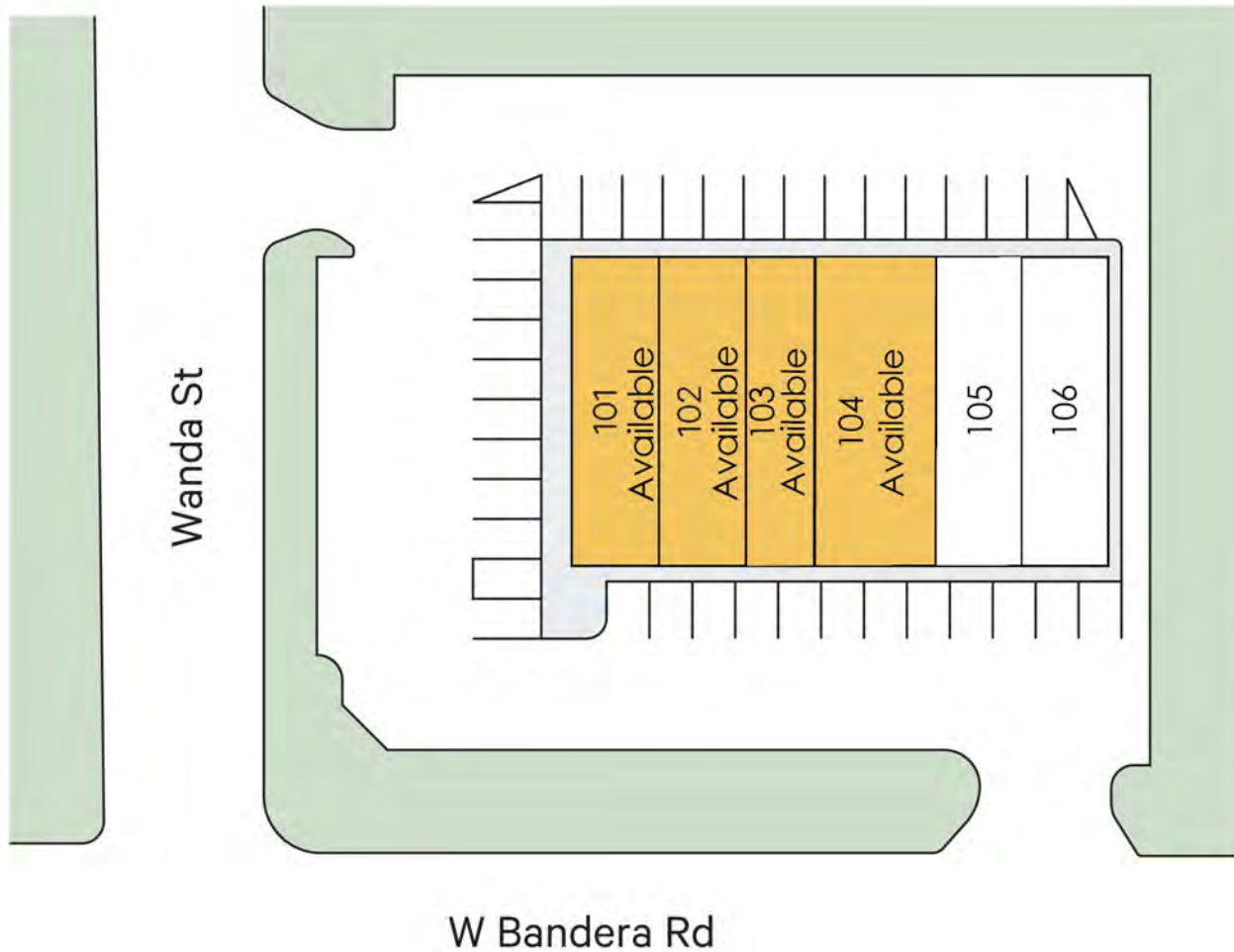
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Available Space	
101	1,200 sf
102	1,200 sf
103	960 sf
104	1,440 sf
Can be combined	

Current Tenants		
105	Alamo Botanical	1,200 sf
106	Smoothie King	1,200 sf



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Location Aerial



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