

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 

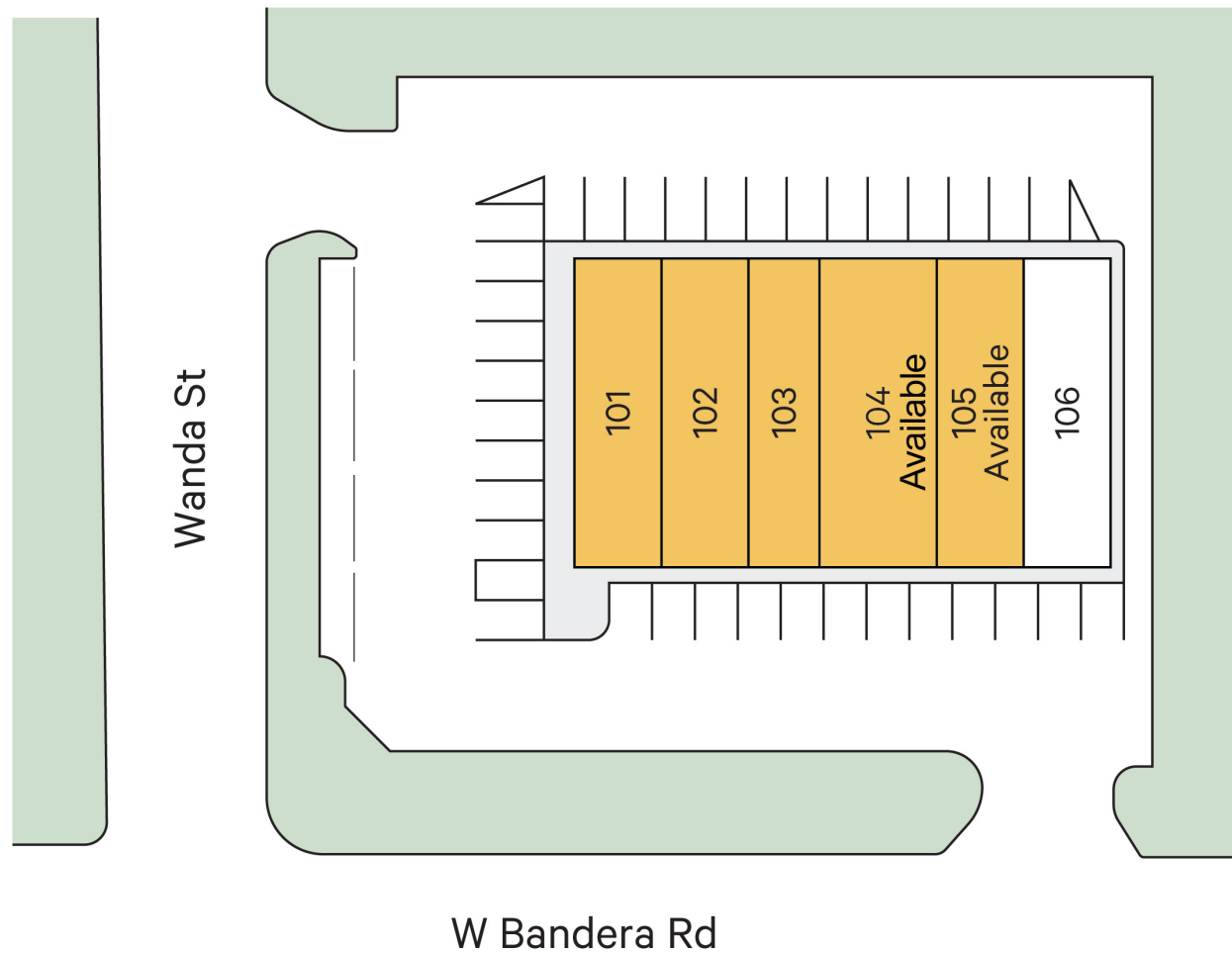
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PROPERTY GROUP INC



Available Space

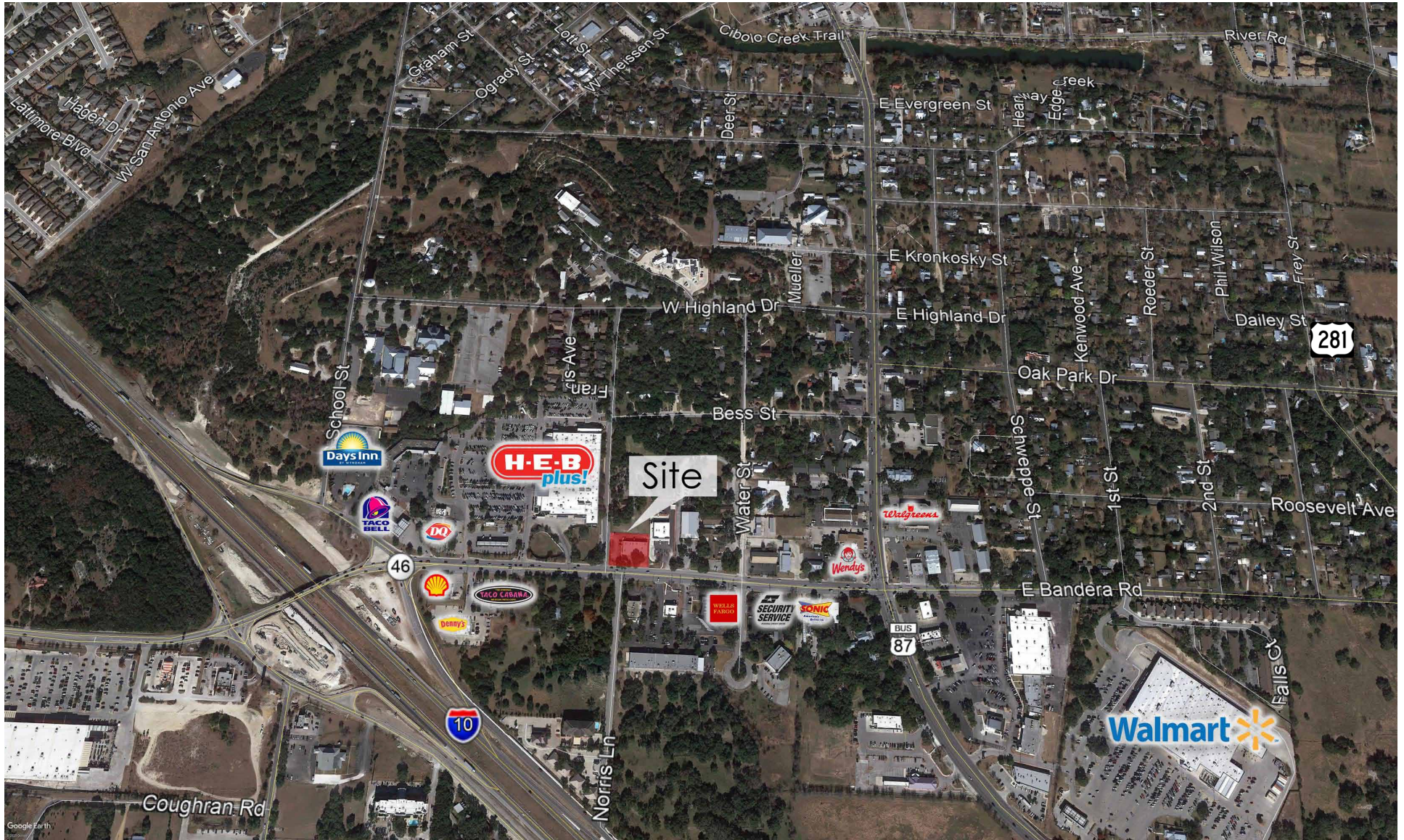
101	Available	1,200 SF
102	Available	1,200 SF
103	Available	960 SF
104	Available	1,440 SF
105	Available	1,200 SF

Current Tenants

106	Smoothie King	1,200 SF
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Location Aerial



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