



ARGALI
COMMERCIAL REAL ESTATE SERVICES

TOWER AT BOERNE

1595 S MAIN ST. BOERNE, TX 78006



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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TENANTS

Alamo Hospice
Dance Studio
US Renal Care
Cash America

The Glo Studio
A2 Nails and Spa
Custom Builder

AVAILABLE SITES

Suite 120 - 900 SF

TRAFFIC COUNTS

IH-10
61,331 VPD

RATE \$

PLEASE CALL FOR
PRICING

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PROJECT SCOPE

The Tower at Boerne is a 24,353-square-foot neighborhood retail center in Boerne, Texas, strategically positioned at the intersection of Main Street and IH-10. This highly visible location benefits from traffic counts of over 61,000 vehicles per day, more than double the counts recorded in 2010. This location is also considered to be the gateway to Boerne, a rapidly growing city in the San Antonio MSA. Additionally, the property attracts a well-educated and affluent consumer base, boasting average household incomes exceeding \$134,000 within one mile and \$154,000 within five miles.

PROPERTY DETAILS

AVAILABILITY	900 SF
GROSS LEASABLE AREA	21,908 SF
TRIPLE NETS (2026)	\$ 8.05 PSF
PLEASE CALL FOR PRICING	



DEMOGRAPHICS

	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	3,952	23,909	39,142
AVG. HH INCOME	\$134,827	\$147,405	\$158,149
TOTAL HOUSING UNITS	4,884	47,155	118,133
DAYTIME POPULATION	18,351	126,772	330,280
MEDIUM HOME VALUE	\$454,191.81	473,426.52	\$490,394.08



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ARIEL VIEW | FACING SOUTH

TOWER AT BOERNE
1595 S MAIN ST. BOERNE , TX 78006



*ALL THE LOGOS/MARKS ARE THE PROPERTY OF THE RESPECTIVE OWNERS

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ARIEL VIEW | FACING NORTH

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