



404 S. Main St.

FREESTANDING RETAIL FOR LEASE

404 S. Main St.
Boerne, TX 78006

 Transwestern

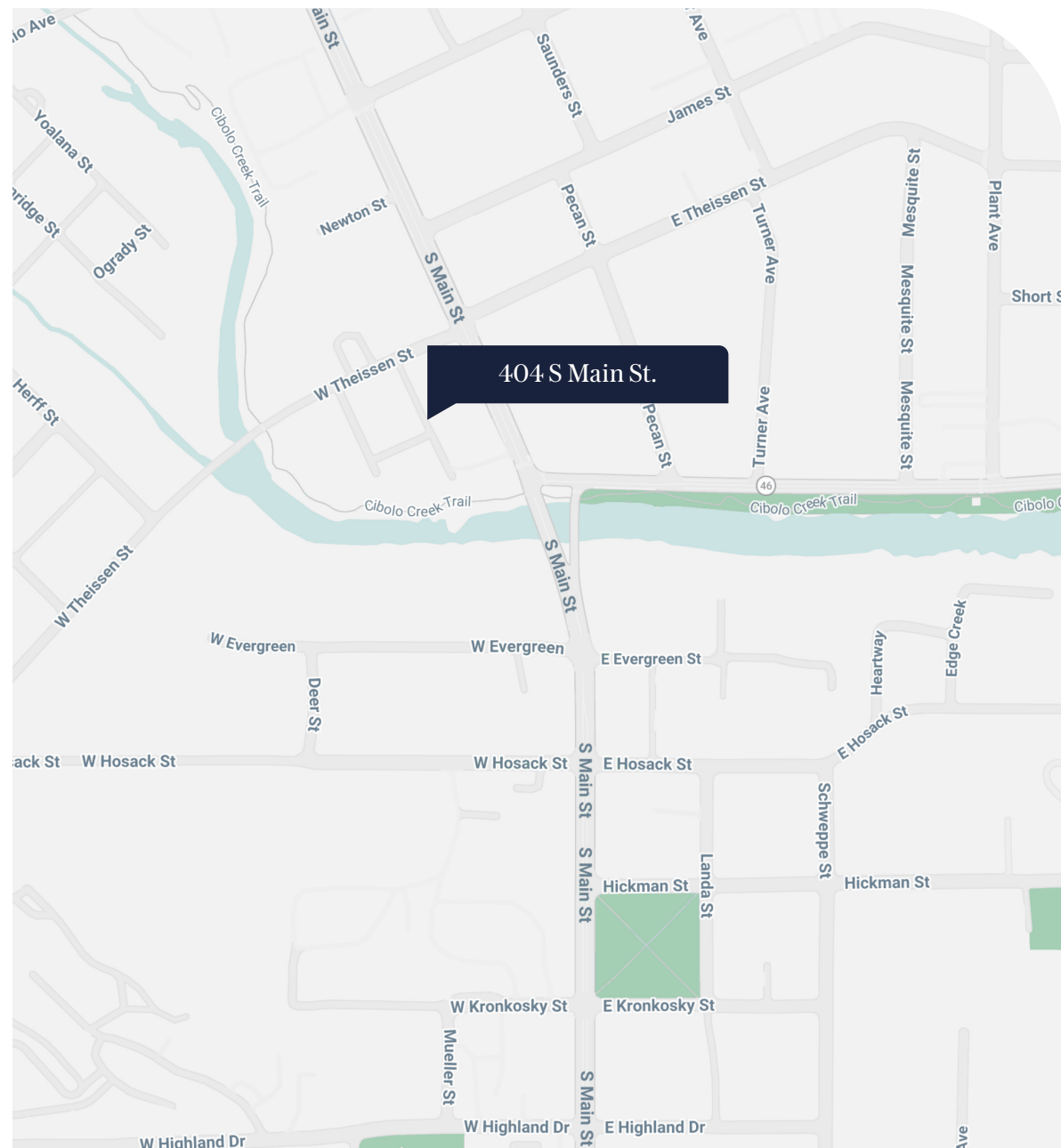
About the Building

Property Overview

The property at 404 S Main St. is a ±4,800 sq ft commercial building in downtown Boerne, located on the city's main retail corridor with strong visibility, foot traffic, and appeal for retail or office use. The site sits in a growing, affluent Hill Country market and is well suited for retail, showroom, or office use, with its value driven largely by its prime location in Boerne's walkable central business district.

HIGHLIGHTS

- Dynamically located on the Hill Country Mile
- ±4,800 SF
- Street parking adjacent
- 4 dedicated parking spaces
- Main St. visibility



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Area Amenities



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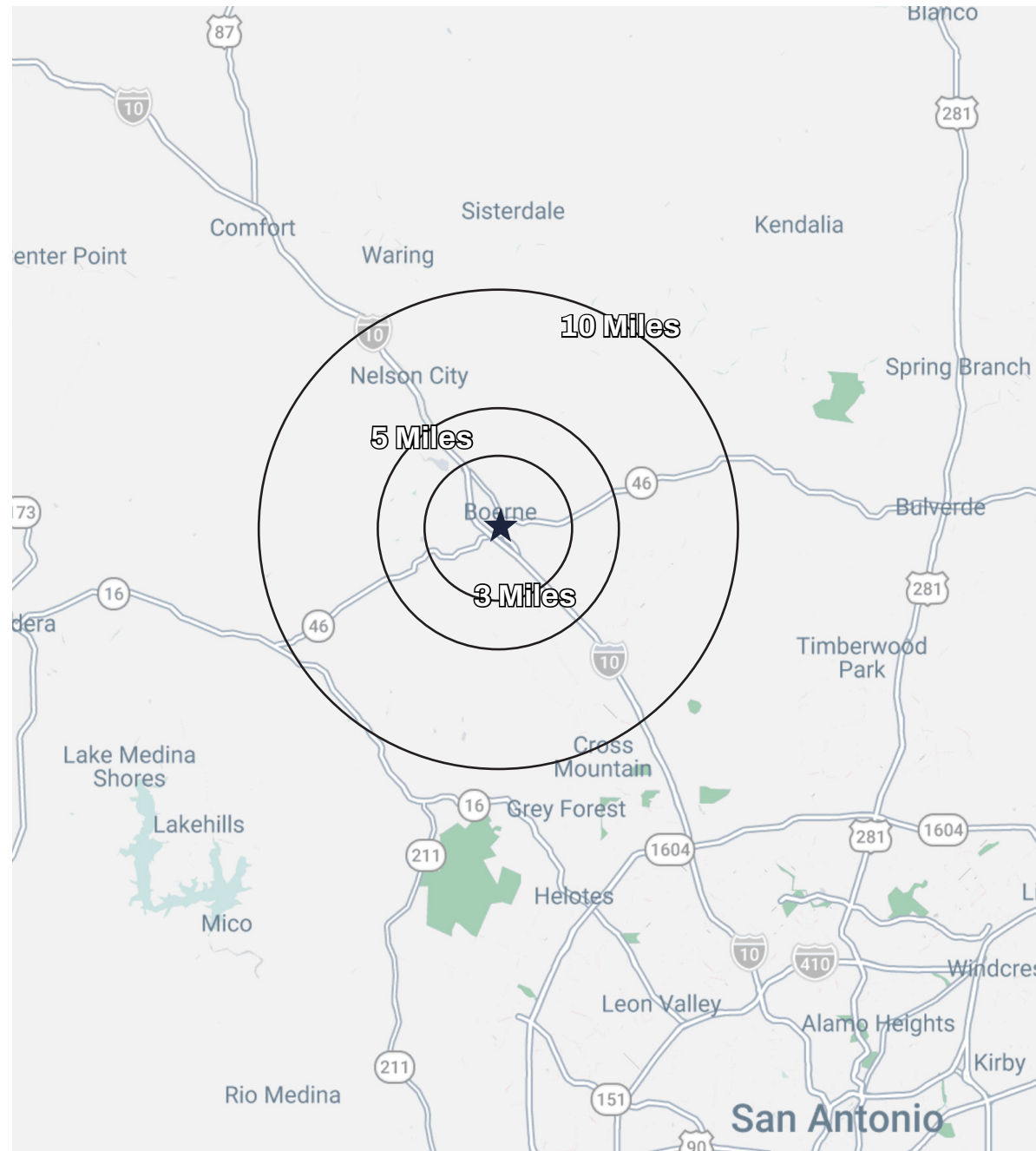
Demographics

Population	3 Miles	5 Miles	10 Miles
2025	10,231	13,447	30,545
2030 Projection	11,588	15,200	33,725
2025–2030 Annual	2.7%	2.6%	2.1%

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$127,137	\$136,935	\$156,952
Median Household Income	\$92,451	\$103,898	\$130,617

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$480,960	\$510,459	\$526,757

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	7,800	10,771	27,034
Renter-Occupied Housing	3,789	4,429	6,691



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For More Information

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