



Sharon Herrin

9729800400



Broadway Square Shopping Center | 4500-4550 Gus Thomasson Rd

22,386 SF of Space Available in Mesquite, TX



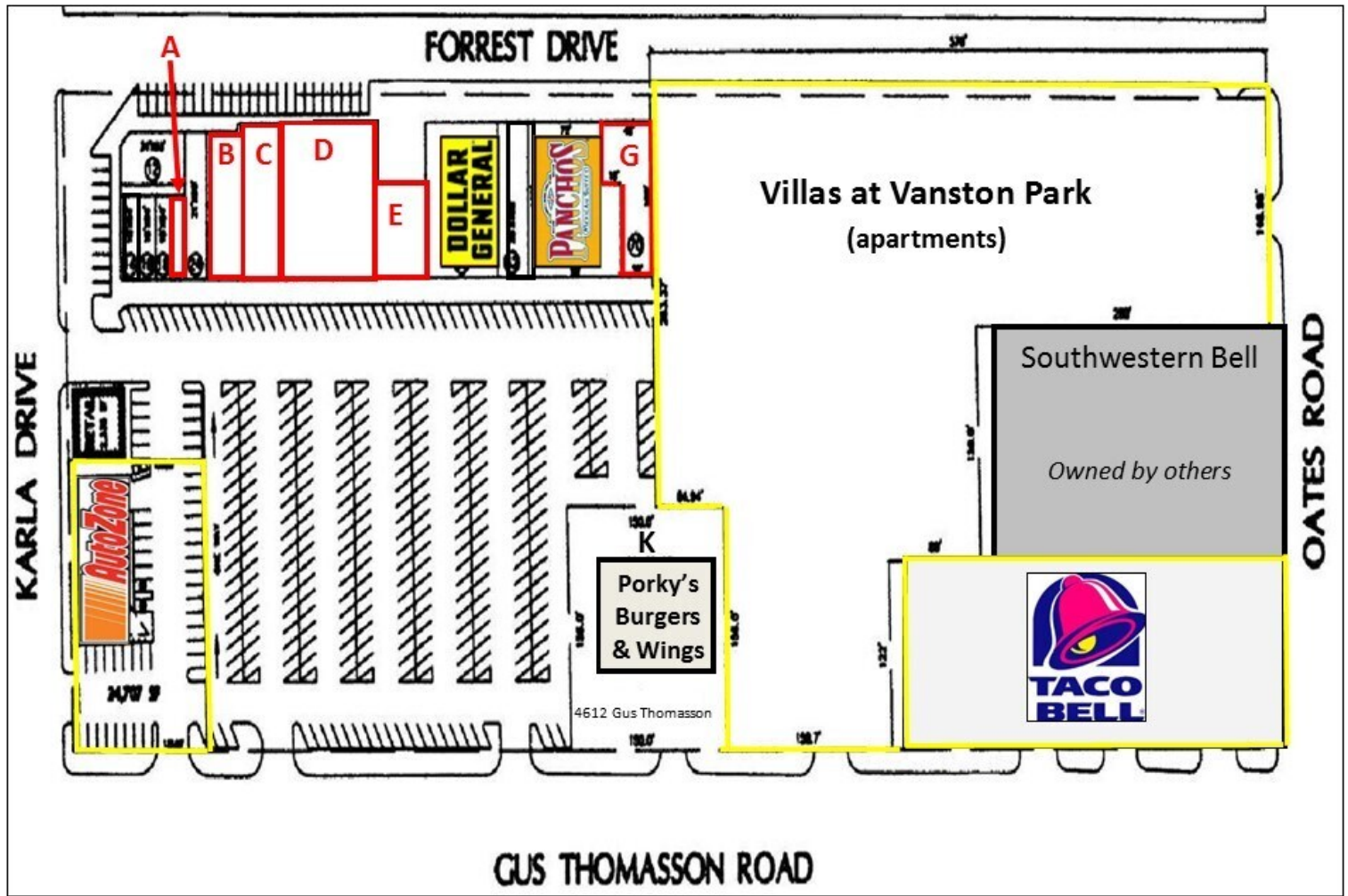
HIGHLIGHTS

- 32,073 VPD on Gus Thomasson Road

SPACE AVAILABILITY (6)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 20	756 SF	3 Years	\$15.00 /SF/YR	Triple Net (NNN)
1st Floor, Ste 30	2,850 SF	3 Years	\$15.00 /SF/YR	Triple Net (NNN)
1st Floor, Ste 36	4,000 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 40 & 46	8,000 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 47-50	3,060 SF	3-5 Years	\$15.00 /SF/YR	Triple Net (NNN)
1st Floor, Ste 70	3,720 SF	3 Years	\$15.00 /SF/YR	Triple Net (NNN)

SITE PLAN



Legend:

Space	A	B	C	D	E	G
Suite #	20	30	36	40 & 46	47-50	70
SF Available	756	2,850	4,000	8,000	3,060	3,720

SELECT TENANTS AT BROADWAY SQUARE SHOPPING CENTER

TENANT	DESCRIPTION	US LOCATIONS	REACH
AutoZone	Automotive	9,208	International
Dollar General	-	-	-
Pancho's Mexican Buffet	-	-	-
Taco Bell	Fast-food	10,224	International

PROPERTY FACTS FOR 4500-4550 GUS THOMASSON RD , MESQUITE, TX 75150

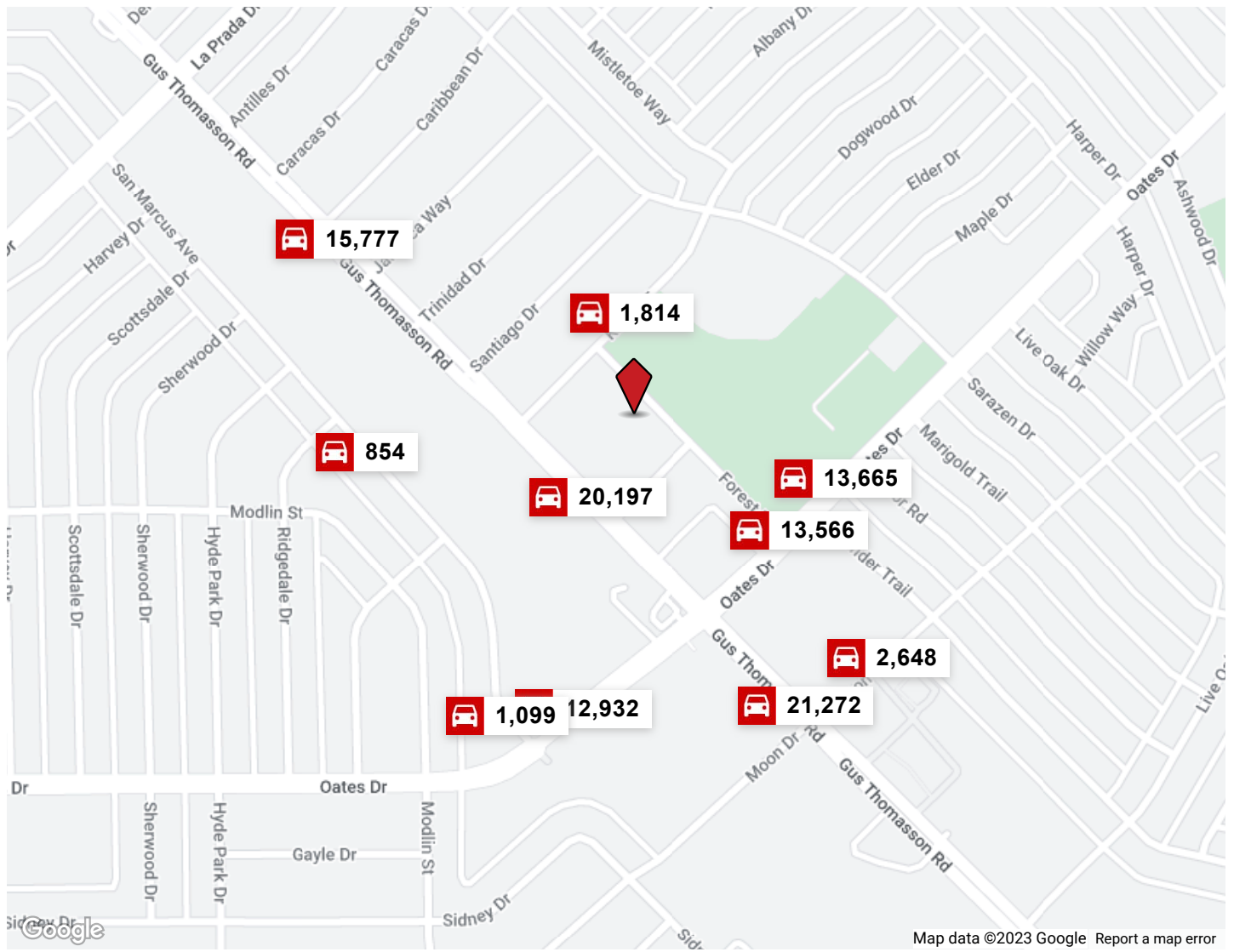
Rental Rate	\$15.00/SF/YR	Frontage	Gus Thomasson (N of Oates
Center Type	Neighborhood Center	Gross Leasable Area	57,815 SF
Parking	340 Spaces	Total Land Area	10.53 AC
Stores	11	Year Built	1959
Center Properties	3	Cross Streets	Oates Dr

ABOUT THE PROPERTY

Anchors include Panchos Mexican Buffet, Autozone, Tacobell, and Dollar General.











- Pylon Sign

TRAFFIC














COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Gus Thomasson Rd	Karla Dr, NW	20,197	2022	0.07 mi
Karla Dr	Forest Dr, SW	1,814	2022	0.09 mi
Oates Dr	Forest Dr, SW	13,566	2022	0.17 mi
Oates Dr	Astor Rd, NE	13,665	2022	0.19 mi
San Marcus Dr	San Marcus Ave, NW	854	2022	0.23 mi
Oates Dr	San Marcus Dr, SW	12,932	2022	0.25 mi
San Marcus Dr	Oates Dr, SE	1,099	2022	0.28 mi
Gus Thomasson Rd	Whitson Way, SE	21,272	2022	0.29 mi
Gus Thomasson Rd	Caribbean Dr, NW	15,777	2022	0.29 mi
Whitson Way	Oleander Trl, NE	2,648	2022	0.30 mi

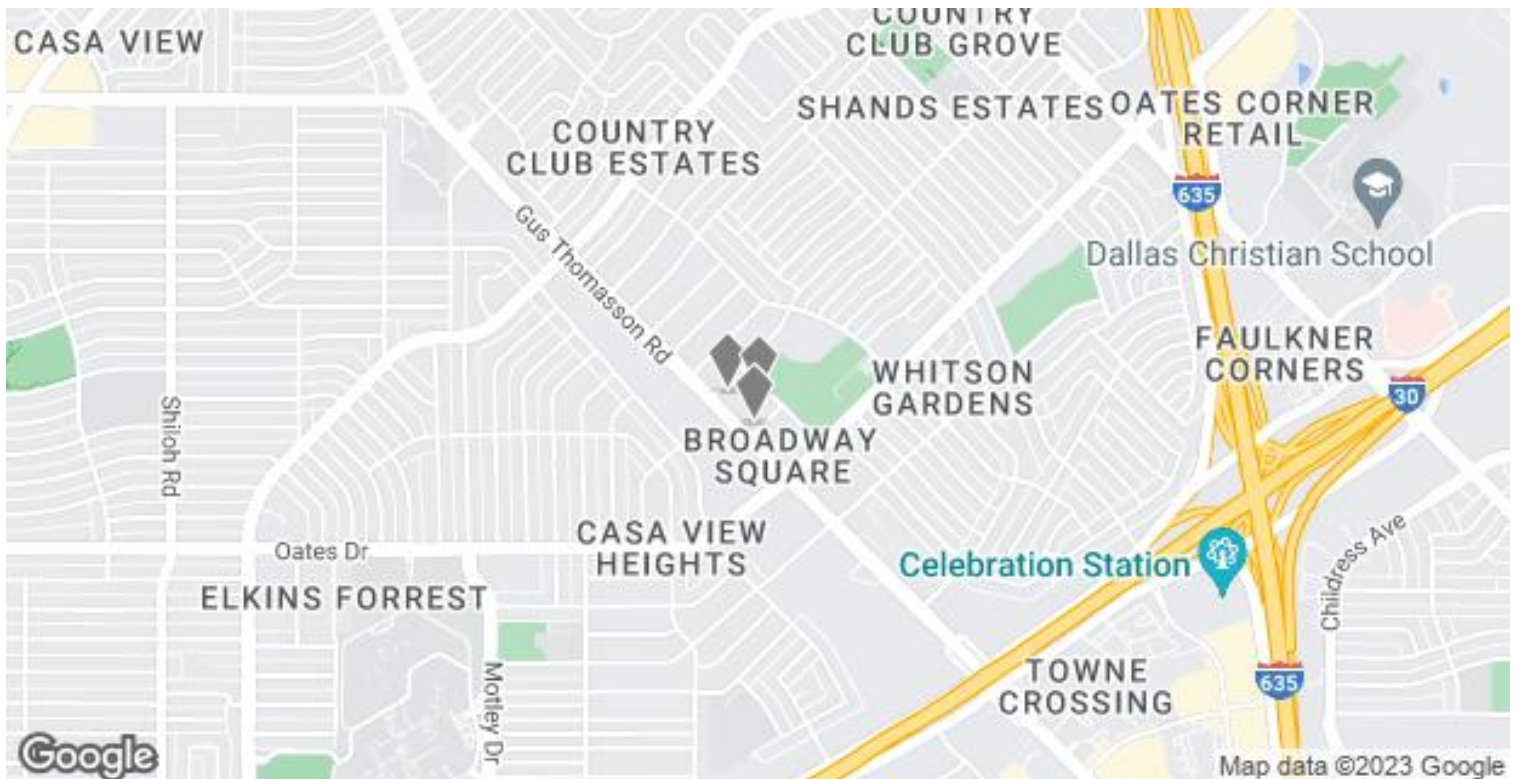
NEARBY MAJOR RETAILERS

TRANSPORTATION

 TRANSIT/SUBWAY			
White Rock Transit Stop	 	13 min drive	6.4 mi
Forest/Jupiter Transit Stop	 	14 min drive	8.1 mi
Lawnview Station	 	15 min drive	10.0 mi
LBJ/Skillman Transit Stop	 	12 min drive	8.0 mi
Downtown Garland Transit Stop	 	15 min drive	7.7 mi

MAP OF 4500-4550 GUS THOMASSON RD MESQUITE, TX 75150



ADDITIONAL PHOTOS



Broadway Square

Listing ID: 12070792 **Date Created:** 5/8/2023
Address: 4500-4550 Gus Thomasson Rd, Mesquite, TX



Plentiful parking

Last Updated: 7/24/2023