



## SIZE

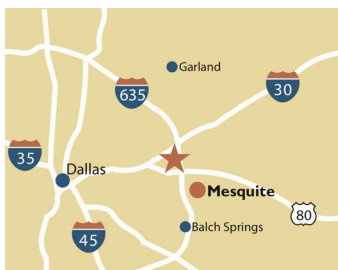
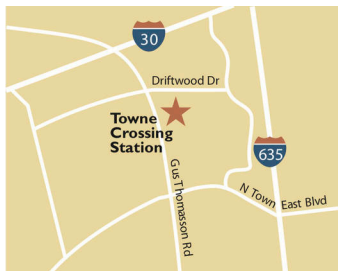
165,419 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	12,967	119,713	319,312
<b>Households</b>	4,793	42,785	112,122
<b>Median HH Income (\$)</b>	59,473	56,911	59,268

## MAJOR TENANT(S)

Kroger



## LOCATION

3600 Gus Thomasson Road | Mesquite, TX 75150

## PROPERTY HIGHLIGHTS

- 167,921-square-foot shopping center anchored by Kroger, Citi Trends, WSS, Total by Verizon and Kids Empire
- Located at the high traffic intersection of Gus Thomasson Road and Towne East Blvd, within 15 minutes of Dallas Metro area
- Population in a three-mile radius exceeds 119,700 with an average household income over \$68,000

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



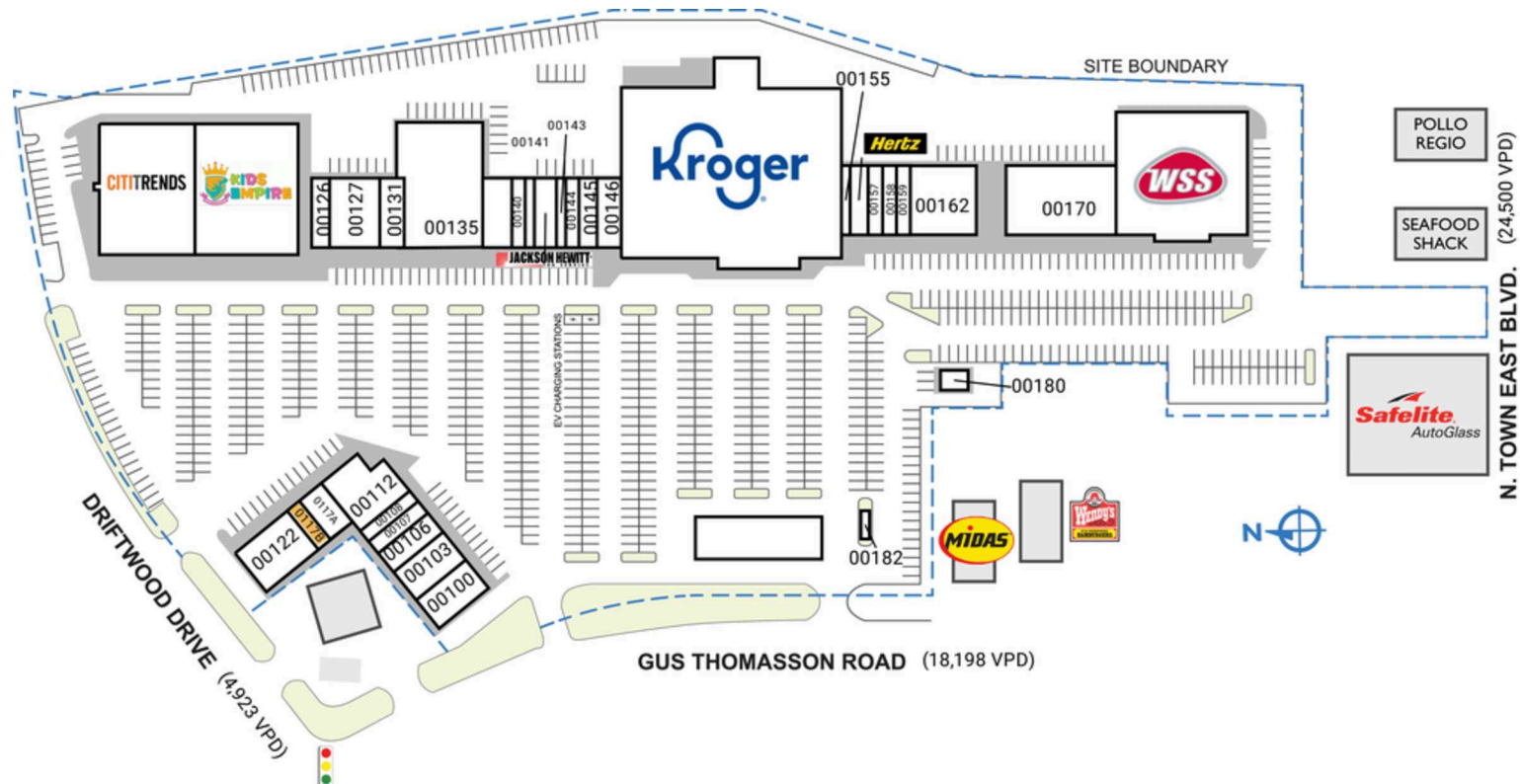
# TOWNE CROSSING SHOPPING CENTER

3600 Gus Thomasson Road | Mesquite, TX 75150

SPACE	TENANT	SQ. FT.						
00100	Killer Crab	2,800 SF	00122 Taco City Y Mas	4,070 SF	00141 Mocha's Creations	725 SF	00157 Total by Verizon	1,200 SF
00103	Texas Nail Bar	2,717 SF	00124 Citi Trends	15,303 SF	00142 Jackson Hewitt	1,855 SF	00158 Phone Repair Zone	1,125 SF
00106	Staff Force	1,820 SF	00125 Kids Empire	15,000 SF	00143 Eyebrow Mantra	685 SF	00159 The Loc'd Bar	1,125 SF
00107	Regional Finance	1,200 SF	00126 Mattress for Less	1,500 SF	00144 Lopez Auto Insurance	1,125 SF	00162 Army Marine Office	5,625 SF
00108	Discount Cigarettes	1,050 SF	00127 Dentistry for Children	4,125 SF	00145 Dental Zania	1,500 SF	00170 Indio Products	9,000 SF
00112	Kunooz Furniture	4,548 SF	00131 Pepper's Cafe	1,875 SF	00146 Foot Reflexology	1,875 SF	00175 WSS	19,314 SF
0117A	Healing Hands Medical Clinic	1,640 SF	00135 CSL Plasma	11,962 SF	00150 Kroger	45,528 SF	00180 A-Affordable Insurance Agency	672 SF
0117B	AVAILABLE	755 SF	00140 XL Pro Consulting Group	1,125 SF	00155 Solar Nails	675 SF	00182 Pepper's Taco	400 SF
					00156 Hertz	1,500 SF	<b>TOTAL SQ. FT.</b>	<b>165,419</b>

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

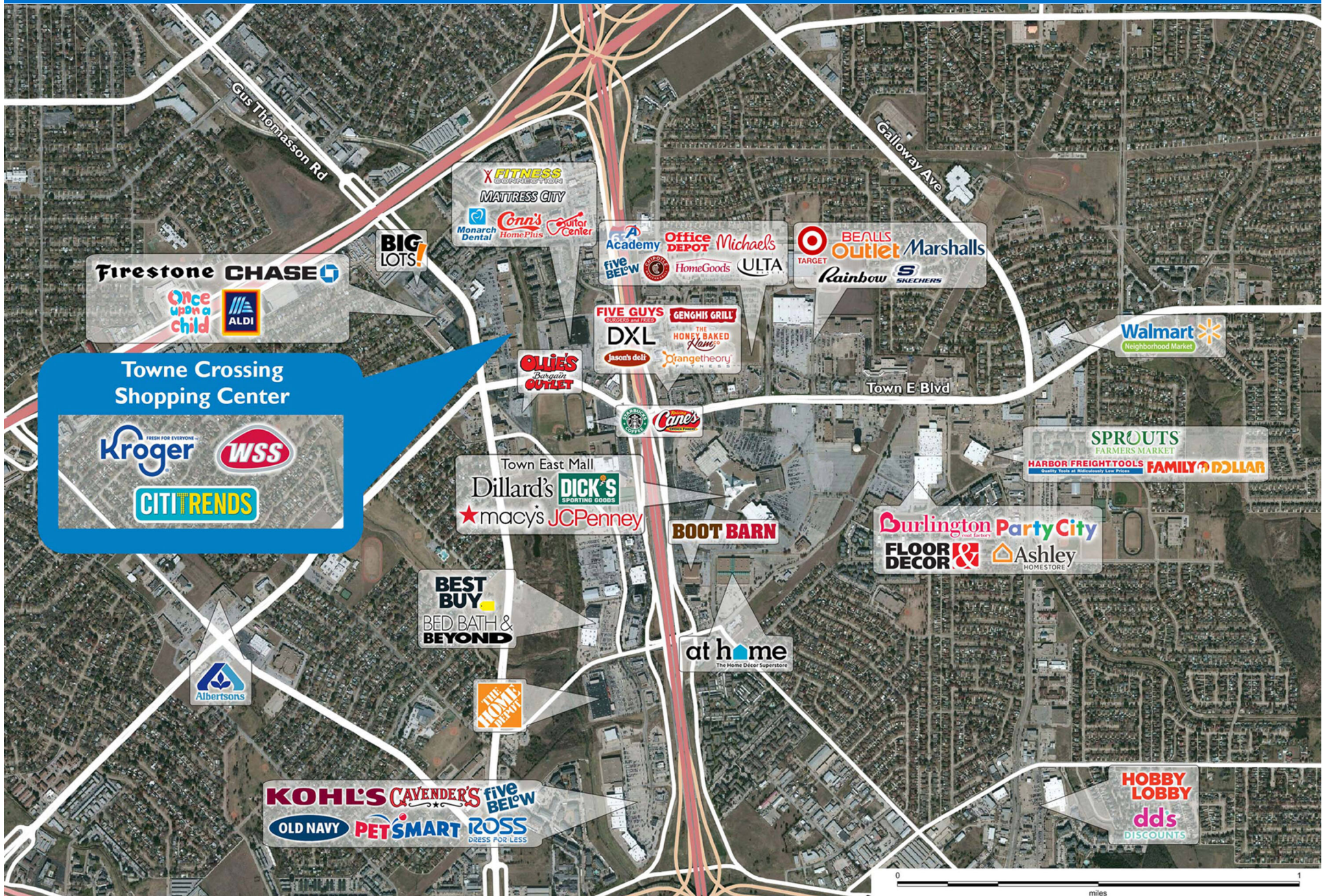
# TOWNE CROSSING SHOPPING CENTER

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Towne Crossing Shopping Center Mesquite, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	12,967	119,713	319,312
	2027 Projected Population	12,885	118,581	317,275
	2010 Census Population	12,883	119,688	312,829
	2000 Census Population	12,037	111,726	296,530
	1990 Census Population	11,628	101,780	256,253
	Historical Annual Growth 1990 to 2000	0.35%	0.94%	1.47%
	Historical Annual Growth 2000 to 2010	0.68%	0.69%	0.54%
	Estimated Annual Growth 2010 to 2022	0.05%	0.00%	0.16%
	Projected Annual Growth 2022 to 2027	-0.13%	-0.19%	-0.13%
	Median Age	33.8	34.1	34.7
Households	Q2 2022 Estimated Households	4,793	42,785	112,122
	2027 Projected Households	4,765	42,402	111,406
	2010 Census Households	4,722	42,752	110,054
	2000 Census Households	4,679	41,494	107,313
	1990 Census Households	4,463	38,240	97,344
	Historical Annual Growth 1990 to 2000	0.47%	0.82%	0.98%
	Historical Annual Growth 2000 to 2010	0.09%	0.30%	0.25%
	Estimated Annual Growth 2010 to 2022	0.12%	0.01%	0.15%
	Projected Annual Growth 2022 to 2027	-0.12%	-0.18%	-0.13%
	Population per Household	2.70	2.79	2.83
Population by Race	White	31.4%	30.3%	29.6%
	Black or African American	22.6%	19.8%	20.6%
	Asian & Pacific Islander	1.6%	3.2%	3.1%
	Other Races	4.2%	2.2%	2.2%
	Hispanic Population	40.2%	44.4%	44.6%
Income	Average Household Income	\$68,922	\$68,025	\$75,503
	Median Household Income	\$59,473	\$56,911	\$59,268
	Per Capita Income	\$25,517	\$24,396	\$26,628
Education (Age 25+)	Elementary	8.0%	9.9%	11.5%
	Some High School	12.3%	12.2%	11.6%
	High School Graduate	26.5%	31.1%	28.4%
	Some College	31.9%	22.5%	21.4%
	Associates Degree Only	4.9%	6.6%	6.8%
	Bachelors Degree Only	11.6%	12.4%	13.7%
	Graduate Degree	4.9%	5.3%	6.6%
Business	Number of Businesses	505	2,347	5,625
	Total Number of Employees	9,024	44,676	105,429
	Employees per Business	17.88	19.04	18.74
	Residential Population per Business	25.69	51.01	56.77

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.