

# TOWNE CROSSING SHOPPING CENTER

MESQUITE, TX



## SIZE

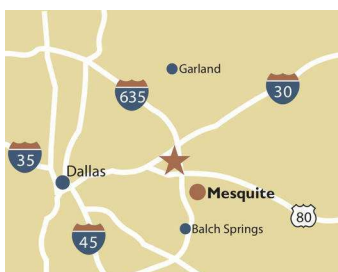
167,921 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
12,980	122,025	320,773
<b>Households</b>		
4,781	43,658	112,718
<b>Median HH Income (\$)</b>		
41,213	42,409	44,936

## MAJOR TENANT(S)

Kroger  
Citi Trends  
You Fit Health Clubs



## LOCATION

3600 Gus Thomasson Road | Mesquite, TX 75150

## PROPERTY HIGHLIGHTS

- 167,921 sf shopping center anchored by Kroger, Citi Trends, You Fit Health Club and Factory 2 U
- Located at the high traffic intersection of Gus Thomasson Road and Towne East Blvd, within 15 minutes of Dallas Metro area
- Population in a 5-mile radius exceeds 320,000 with an average household income of over \$59,000

## LEASING CONTACT

David Roth  
Office (513) 618-7995  
Mobile (513) 288-9765  
droth@phillipsedison.com

## MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

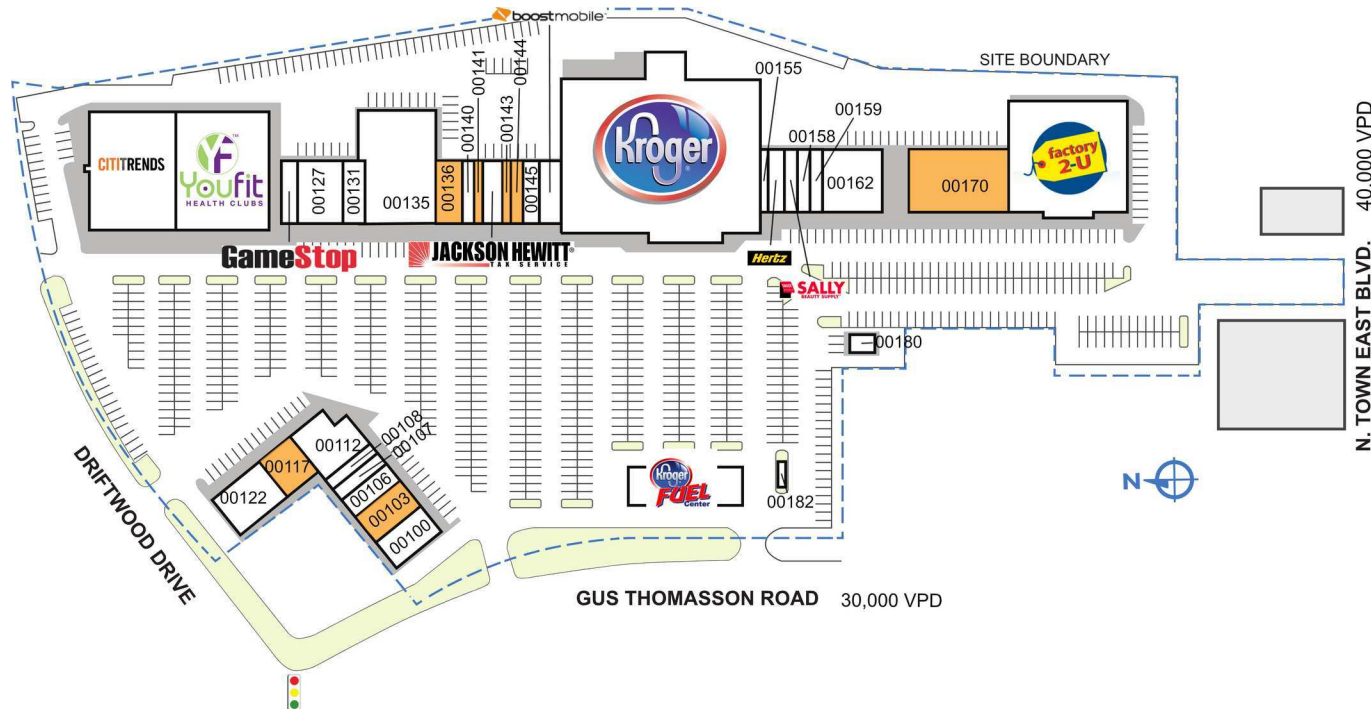
# TOWNE CROSSING SHOPPING CENTER

3600 Gus Thomasson Road | Mesquite, TX 75150

SPACE	TENANT	SQ. FT.	00124	Citi Trends	15,303 SF	00142	Jackson Hewitt	1,855 SF	00159	Rockin Cuts 4 Kids	1,125 SF
FUEL	Kroger Fuel		00125	You Fit Health Clubs	15,000 SF	00143	AVAILABLE	685 SF	00162	Army Marine Office	5,625 SF
00100	Eddie's Napoli's	2,800 SF	00126	GameStop	1,500 SF	00144	AVAILABLE	1,125 SF	00170	AVAILABLE	9,000 SF
00103	AVAILABLE	2,717 SF	00127	Dentistry for Children	4,125 SF	00145	Amerismiles	1,500 SF	00175	Factory 2 U	19,314 SF
00106	Weight Watchers	1,820 SF	00131	Pepper's Café	1,875 SF	00146	Boost Mobile	1,875 SF	00180	Baja Auto Insurance	672 SF
00107	Texan Credit	1,200 SF	00135	CSL Plasma	11,962 SF	00150	Kroger	45,528 SF	00182	Pepper's Taco	400 SF
00108	Discount Cigarettes	1,050 SF	00136	AVAILABLE	2,538 SF	00155	Solar Nails	675 SF	TOTAL SQ. FT.		167,921
00112	Shoe Trend	4,512 SF	00140	Hair Line	1,125 SF	00156	Hertz	1,500 SF			
00117	AVAILABLE	2,395 SF	00141	AVAILABLE	725 SF	00157	Sally Beauty Supply	1,200 SF			
00122	Donna's Kitchen	4,070 SF				00158	Dollar Store	1,125 SF			

## 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

3600 Gus Thomasson Road | Mesquite, TX 75150

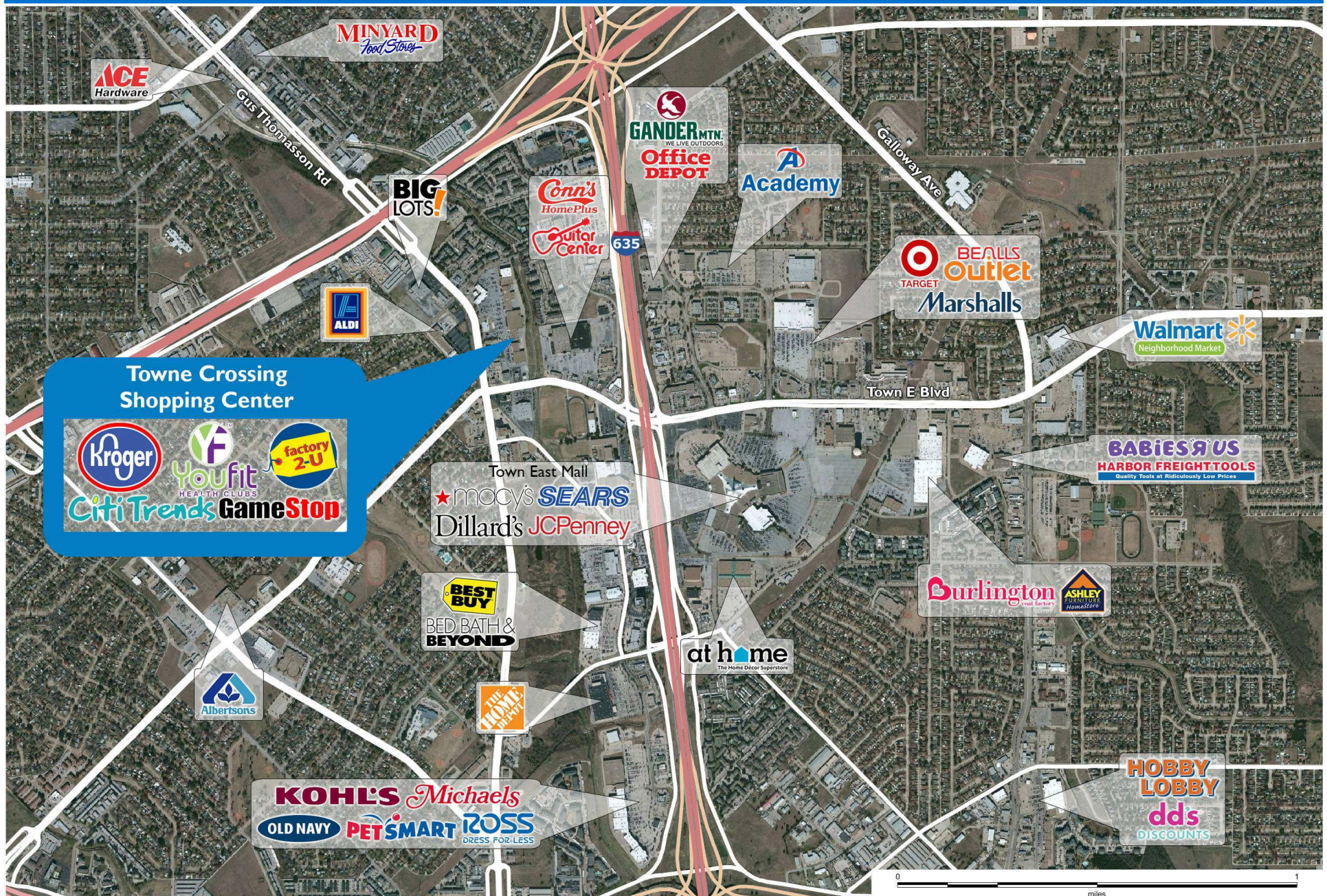


PHILLIPS EDISON & COMPANY



# TOWNE CROSSING SHOPPING CENTER

3600 Gus Thomasson Road | Mesquite, TX 75150





# Demographic Summary Report

1990 - 2000 Census, 2015 Estimates & 2020 Projections

Calculated using TAS Retrieval Retrieval



Apr 26, 2016

Latitude: 32.813302 Longitude: -96.634574

Towne Crossing Shopping Center Mesquite, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2015 Estimated Population	12,980	122,025	320,773	1,042,423
	2020 Projected Population	12,823	121,127	324,259	1,089,736
	2010 Census Population	12,842	121,044	311,640	986,831
	2000 Census Population	12,009	112,915	295,639	958,661
	1990 Census Population	11,591	102,850	255,531	802,909
	Historical Annual Growth 1990 to 2000	0.36%	0.94%	1.47%	1.79%
	Historical Annual Growth 2000 to 2010	0.67%	0.70%	0.53%	0.29%
	Estimated Annual Growth 2010 to 2015	0.19%	0.14%	0.50%	0.96%
	Projected Annual Growth 2015 to 2020	-0.24%	-0.15%	0.22%	0.89%
	Median Age	32.1	32.7	33.4	33.8
Households	Q4 2015 Estimated Households	4,781	43,658	112,718	384,789
	2020 Projected Households	4,724	43,342	113,884	405,071
	2010 Census Households	4,722	43,273	109,627	362,155
	2000 Census Households	4,675	41,936	107,018	358,620
	1990 Census Households	4,457	38,659	97,056	318,318
	Historical Annual Growth 1990 to 2000	0.48%	0.82%	0.98%	1.20%
	Historical Annual Growth 2000 to 2015	0.10%	0.31%	0.24%	0.10%
	Estimated Annual Growth 2000 to 2015	0.22%	0.15%	0.48%	1.06%
	Projected Annual Growth 2015 to 2020	-0.24%	-0.15%	0.21%	1.03%
	Population per Household	2.71	2.78	2.83	2.69
Population by Race	White	40.0%	35.8%	33.5%	36.9%
	Black or African American	15.3%	19.3%	21.0%	19.5%
	Asian & Pacific Islander	1.8%	3.4%	3.1%	4.8%
	Other Races	1.6%	2.0%	1.8%	1.9%
	Hispanic Population	41.3%	39.5%	40.6%	36.9%
Income	Average Household Income	\$52,488	\$54,769	\$59,069	\$74,350
	Median Household Income	\$41,213	\$42,409	\$44,936	\$50,278
	Per Capita Income	\$19,405	\$19,687	\$20,859	\$27,644
Education (Age 25+)	Elementary	8.7%	10.5%	11.5%	11.5%
	Some High School	12.1%	13.3%	13.2%	11.4%
	High School Graduate	30.0%	28.8%	27.5%	23.5%
	Some College	26.1%	24.3%	22.8%	20.4%
	Associates Degree Only	10.0%	7.1%	6.4%	5.7%
	Bachelors Degree Only	9.0%	11.3%	12.3%	17.8%
	Graduate Degree	4.2%	4.8%	6.2%	9.7%
Business	Number of Businesses	386	1,996	5,064	23,194
	Total Number of Employees	7,588	41,520	102,740	484,004
	Employees per Business	19.66	20.80	20.29	20.87
	Residential Population per Business	33.64	61.14	63.34	44.94

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