

TOWNE CROSSING SHOPPING CENTER

MESQUITE, TX



SIZE

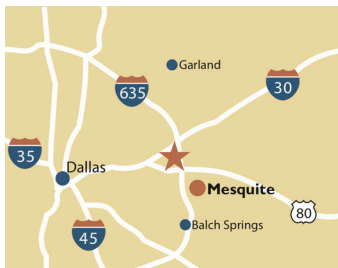
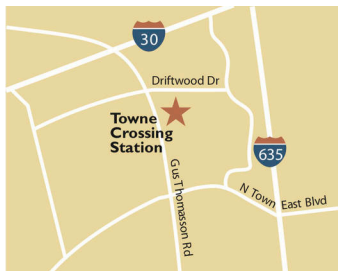
165,419 square feet

DEMOGRAPHICS

1 mile	2 mile	3 mile
Population		
14,469	60,243	124,752
Households		
5,452	21,924	44,880
Median HH Income (\$)		
49,885	51,259	48,915

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, Factory 2 U, 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 124,700 with an average household income over \$61,400

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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SPACE	TENANT	SQ. FT.	00117B	CDB Oil	755 SF	00141	Shoe Game	725 SF	00158	Fashion Jewelry	1,125 SF
FUEL	Kroger Fuel		00122	AVAILABLE	4,070 SF	00142	Jackson Hewitt	1,855 SF	00159	Weave Got It	1,125 SF
00100	Southern Crab	2,800 SF	00124	Citi Trends	15,303 SF	00143	EyeBrow Mantra	685 SF	00162	Army Marine Office	5,625 SF
00103	Nini Nail Bar	2,717 SF	00125	Kids Empire	15,000 SF	00144	Lopez Auto Insurance	1,125 SF	00170	Indio Products	9,000 SF
00106	Staff Force	1,820 SF	00126	Mattress for Less	1,500 SF	00145	Dental Zania	1,500 SF	00175	Factory 2 U	19,314 SF
00107	Regional Finance	1,200 SF	00127	Dentistry for Children	4,125 SF	00146	Foot Reflexology	1,875 SF	00180	A-Affordable Insurance Agency	672 SF
00108	Discount Cigarettes	1,050 SF	00131	Pepper's Café	1,875 SF	00150	Kroger	45,528 SF	00182	Pepper's Taco	400 SF
00112	AVAILABLE	4,548 SF	00135	CSL Plasma	11,962 SF	00155	Solar Nails	675 SF	TOTAL SQ. FT.		165,419
00117A	Healing Hands Medical Clinic	1,640 SF	00140	Tree of Life Salon	1,125 SF	00156	Hertz	1,500 SF			
						00157	BPolished Beauty Supply	1,200 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.

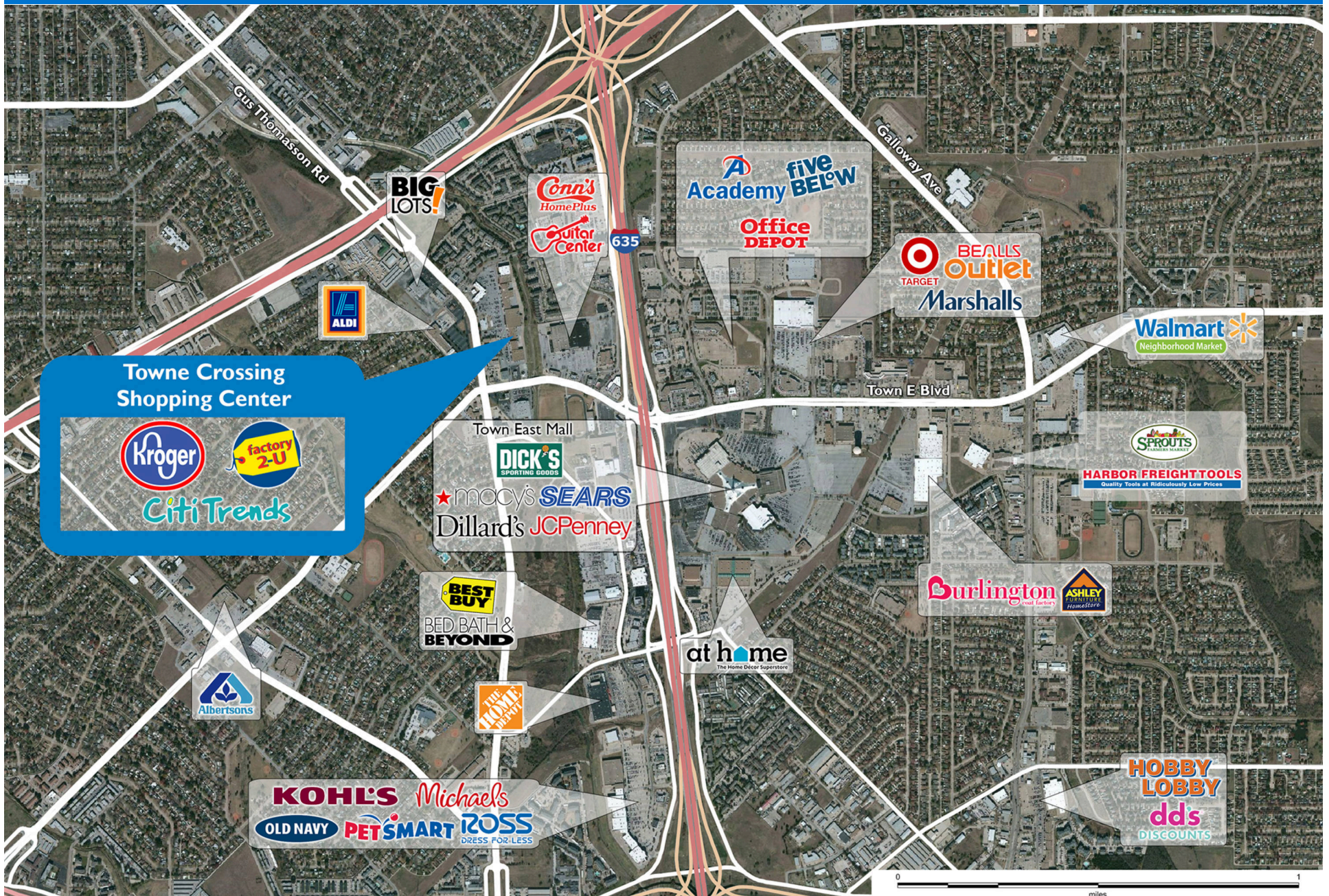
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Demographic Summary Report

1990 - 2000 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval Retrieval

Aug 18, 2020



Latitude: 32.813302

Longitude: -96.634574

Towne Crossing Shopping Center Mesquite, TX		1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius
Population	Q4 2019 Estimated Population	14,469	60,243	124,752
	2024 Projected Population	14,863	61,092	125,818
	2010 Census Population	12,883	57,390	119,688
	2000 Census Population	12,037	54,306	111,726
	1990 Census Population	11,628	51,270	101,780
	Historical Annual Growth 1990 to 2000	0.35%	0.58%	0.94%
	Historical Annual Growth 2000 to 2010	0.68%	0.55%	0.69%
	Estimated Annual Growth 2010 to 2019	1.20%	0.50%	0.43%
	Projected Annual Growth 2019 to 2024	0.54%	0.28%	0.17%
	Median Age	32.9	33.9	33.5
Households	Q4 2019 Estimated Households	5,452	21,924	44,880
	2024 Projected Households	5,627	22,282	45,337
	2010 Census Households	4,722	20,688	42,752
	2000 Census Households	4,679	20,146	41,494
	1990 Census Households	4,463	18,955	38,240
	Historical Annual Growth 1990 to 2000	0.47%	0.61%	0.82%
	Historical Annual Growth 2000 to 2019	0.09%	0.27%	0.30%
	Estimated Annual Growth 2000 to 2019	1.48%	0.60%	0.50%
	Projected Annual Growth 2019 to 2024	0.63%	0.32%	0.20%
	Population per Household	2.65	2.74	2.77
Population by Race	White	35.7%	35.5%	33.2%
	Black or African American	17.5%	18.7%	19.8%
	Asian & Pacific Islander	2.1%	3.2%	3.4%
	Other Races	2.1%	2.3%	2.0%
	Hispanic Population	42.6%	40.3%	41.5%
Income	Average Household Income	\$60,200	\$62,714	\$61,405
	Median Household Income	\$49,885	\$51,259	\$48,915
	Per Capita Income	\$22,763	\$22,920	\$22,188
Education (Age 25+)	Elementary	9.6%	9.6%	10.9%
	Some High School	9.7%	12.7%	12.2%
	High School Graduate	29.9%	29.3%	29.3%
	Some College	26.3%	24.4%	23.6%
	Associates Degree Only	6.7%	7.1%	7.1%
	Bachelors Degree Only	13.3%	12.4%	12.1%
	Graduate Degree	4.5%	4.6%	4.8%
Business	Number of Businesses	468	1,466	2,249
	Total Number of Employees	8,946	29,032	45,704
	Employees per Business	19.11	19.80	20.32
	Residential Population per Business	30.91	41.08	55.47

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