

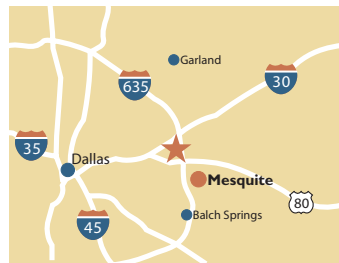
# TOWNE CROSSING

MESQUITE, TEXAS



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	12,941	120,859	316,618
Median HH Income	\$41,007	\$43,136	\$44,855
Total Employees	6,841	38,190	95,418



## LOCATION

3600 Gus Thomasson Road | Mesquite, Texas 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 316,600 with an average household income of over \$57,700

## LEASING CONTACT

### Jeff Valiquett

Phillips Edison & Company  
222 S. Main Street, Suite 1730  
Salt Lake City, UT 84101

Office (801) 983-6317  
Mobile (801) 865-8433

[jvaliquett@phillipsedison.com](mailto:jvaliquett@phillipsedison.com)

## MORE INFO

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



PHILLIPS EDISON & COMPANY

# TOWNE CROSSING SHOPPING CENTER

3600 GUS THOMASSON RD | MESQUITE, TX 75150

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
100	Eddie's Napoli's	2,800	126	GameStop	1,500	144	Gold Buyer's Jewelry	1,125	170	AVAILABLE	9,000
103	AVAILABLE	2,717	127	Dentistry for Children	4,125	145	Amerismiles	1,500	175	Factory 2 U	19,314
106	Weight Watchers	1,820	131	Pepper's Caf��	1,875	146	Boost Mobile	1,875	180	Baja Auto Insurance	672
107	Texan Credit	1,200	135	CSL Plasma	11,962	150	Kroger	45,528	182	Pepper's Taco	400
108	Discount Cigarettes	1,050	136	AVAILABLE	2,538	155	Solar Nails	675	<b>TOTAL SQ. FT.</b>		167,921
112	Shoe Trend	4,512	140	Hair Line	1,125	156	Hertz	1,500			
117	AVAILABLE	2,395	141	Willy's Shoe Repair	725	157	Sally Beauty Supply	1,200			
122	Donna's Kitchen	4,070	143	Jackson Hewitt	1,855	158	Dollar Store	1,125			
124	Citi Trends	15,303	144	Shelton Insurance	685	159	Rockin Cuts 4 Kids	1,125			
125	You Fit Health Clubs	15,000				162	Army Marine Office	5,625			

## SITE LEGEND

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



# TOWNE CROSSING

3600 Gus Thomasson Road | Mesquite, Texas 75150



WeightWatchers

CitiTrends



GameStop



SALLY BEAUTY SUPPLY



Gus Thomasson Road - 30,000 VPD

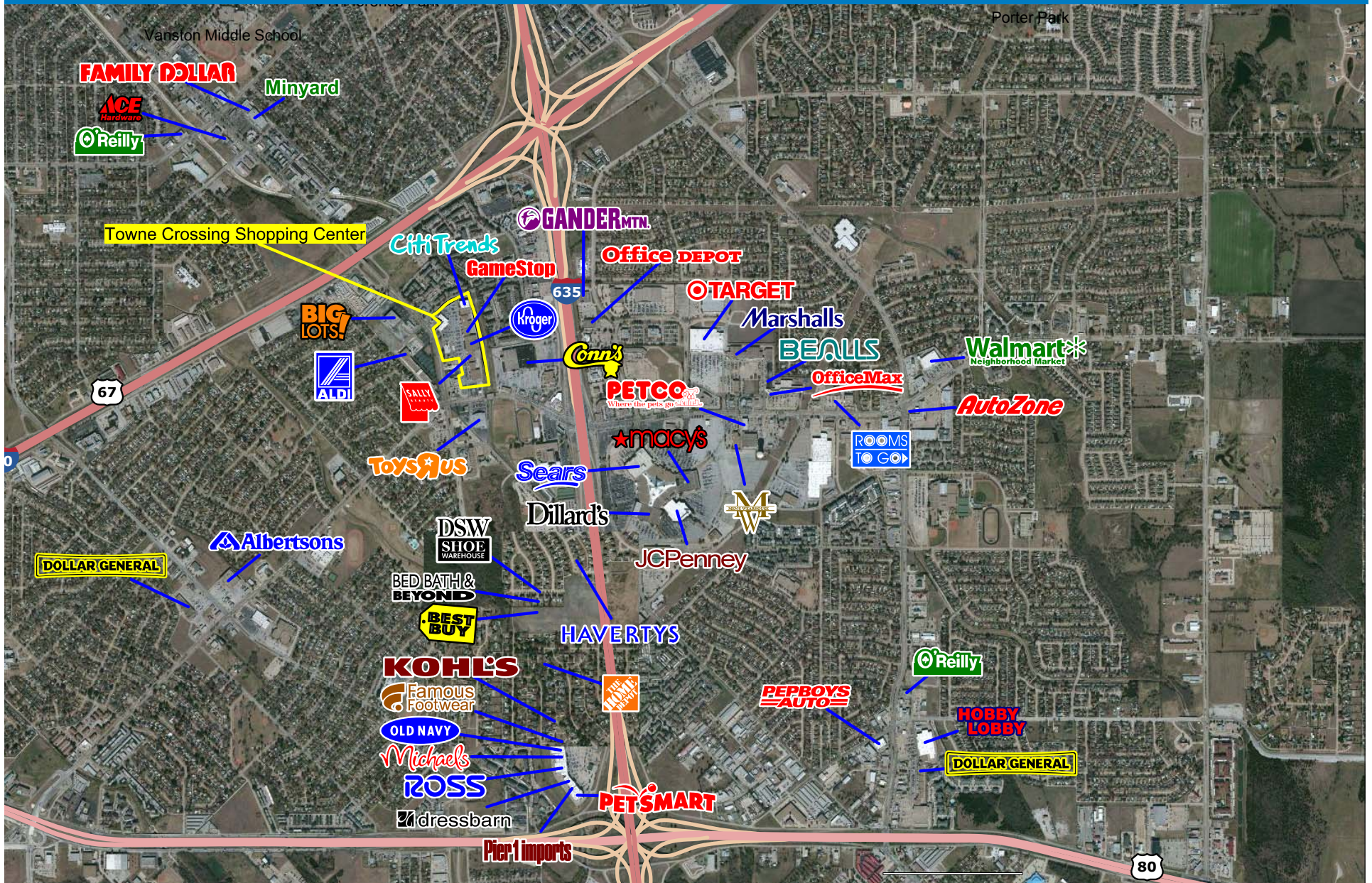
N Town East Boulevard - 30,000 VPD



PHILLIPS EDISON & COMPANY

# TOWNE CROSSING

3600 Gus Thomasson Road | Mesquite, Texas 75150



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# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

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 2013 Estimated Population	12,941	120,859	316,618	1,027,470
	2018 Projected Population	13,061	121,989	325,811	1,096,515
	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 2013	0.20%	-0.04%	0.42%	1.08%
	Projected Annual Growth 2013 to 2018	0.18%	0.19%	0.57%	1.31%
	Median Age	31.6	32.3	33.0	33.3
Households	Q4 2013 Estimated Households	4,764	43,252	111,255	378,136
	2018 Projected Households	4,811	43,680	114,374	405,659
	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 2013	0.10%	0.31%	0.24%	0.10%
	Estimated Annual Growth 2000 to 2013	0.24%	-0.01%	0.39%	1.16%
	Projected Annual Growth 2013 to 2018	0.20%	0.20%	0.55%	1.42%
	Population per Household	2.71	2.78	2.83	2.70
Population by Race	White	39.7%	36.5%	34.0%	37.2%
	Black or African American	15.9%	19.1%	21.0%	19.6%
	Asian & Pacific Islander	1.9%	3.3%	3.0%	4.7%
	Other Races	1.7%	2.0%	1.8%	1.8%
	Hispanic Population	40.8%	39.1%	40.3%	36.8%
Income	Average Household Income	\$52,600	\$54,185	\$57,729	\$71,977
	Median Household Income	\$41,007	\$43,136	\$44,855	\$49,955
	Per Capita Income	\$19,439	\$19,487	\$20,397	\$26,674
Education (Age 25+)	Elementary	7.6%	10.3%	11.5%	11.5%
	Some High School	13.2%	13.1%	13.7%	11.8%
	High School Graduate	25.6%	27.4%	26.9%	23.5%
	Some College	29.5%	25.1%	23.2%	20.6%
	Associates Degree Only	10.0%	7.6%	6.6%	5.9%
	Bachelors Degree Only	9.0%	11.4%	12.3%	17.4%
	Graduate Degree	5.0%	5.0%	5.8%	9.4%
Business	Number of Businesses	366	1,922	4,932	22,384
	Total Number of Employees	6,841	38,190	95,418	443,610
	Employees per Business	18.68	19.87	19.35	19.82
	Residential Population per Business	35.34	62.87	64.19	45.90

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