

# WINDSOR CENTER

DALLAS, NORTH CAROLINA



## SIZE

80,540 square feet

## MAJOR TENANT

CVS  
Sleep Time Mattress  
& Furniture  
Aaron's Rents



## LOCATION

3130 Dallas-High Shoals Highway | Dallas, North Carolina 28034

## PROPERTY HIGHLIGHTS

- Located off US-321 (40,000 VPD), 2 miles north of I-85 and Gastonia (20 miles east of Charlotte)
- Close proximity to Gaston College main campus
- Stable and growing economic market
- Population greater than 57,100 within five miles with average household income of more than \$44,900

## LEASING CONTACT

**Aaron Zucker**

Office (513) 746-2622  
Mobile (704) 609-8435  
azucker@phillipsedison.com

## MORE INFO

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



PHILLIPS EDISON & COMPANY

# WINDSOR CENTER

3130 DALLAS-HIGH SHOALS HWY | DALLAS, NC 28034

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
1000	Leased <b>AVAILABLE</b>	44,000	1040	Aaron's	6,000	1058	Gamers Alley	1,500
1010	<b>AVAILABLE</b>	4,140	1050	<b>AVAILABLE</b>	3,100	1059	CVS	10,500
1015	Gastonia ABC System	3,100	1052	Dragon Palace	2,300			
1020	Curves	2,000	1054	Sassy Nails	1,300			
1030	Domino's Pizza	1,200	1056	The Tanning Bed	1,400			
						<b>TOTAL SQ. FT.</b>		<b>80,540</b>

## SITE LEGEND

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



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# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 35.316314 Longitude: -81.189441

Windsor Center Dallas, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	3,750	17,292	57,189	190,861
	2018 Projected Population	3,920	18,071	59,160	197,009
	2010 Census Population	3,626	16,796	56,929	188,933
	2000 Census Population	2,973	15,690	55,419	176,496
	1990 Census Population	2,931	15,750	55,235	162,891
	Historical Annual Growth 1990 to 2000	0.14%	-0.04%	0.03%	0.81%
	Historical Annual Growth 2000 to 2010	2.00%	0.68%	0.27%	0.68%
	Estimated Annual Growth 2010 to 2013	0.91%	0.78%	0.12%	0.27%
	Projected Annual Growth 2013 to 2018	0.89%	0.89%	0.68%	0.64%
	Median Age	37.4	37.6	38.5	39.6
Households	Q4 2013 Estimated Households	1,435	6,645	21,858	74,023
	2018 Projected Households	1,500	6,945	22,650	76,501
	2010 Census Households	1,388	6,456	21,739	73,199
	2000 Census Households	1,124	6,039	21,612	68,246
	1990 Census Households	1,197	5,826	20,772	60,425
	Historical Annual Growth 1990 to 2000	-0.63%	0.36%	0.40%	1.22%
	Historical Annual Growth 2000 to 2013	2.13%	0.67%	0.06%	0.70%
	Estimated Annual Growth 2000 to 2013	0.89%	0.77%	0.15%	0.30%
	Projected Annual Growth 2013 to 2018	0.90%	0.89%	0.71%	0.66%
	Population per Household	2.49	2.55	2.54	2.54
Population by Race	White	81.9%	68.3%	65.4%	75.1%
	Black or African American	11.6%	23.3%	24.4%	15.7%
	Asian & Pacific Islander	0.8%	0.4%	0.6%	1.0%
	Other Races	1.9%	2.2%	2.4%	2.0%
	Hispanic Population	3.9%	5.8%	7.3%	6.2%
Income	Average Household Income	\$53,042	\$45,122	\$44,994	\$56,058
	Median Household Income	\$39,528	\$34,185	\$35,100	\$42,503
	Per Capita Income	\$21,486	\$17,772	\$17,766	\$22,049
Education (Age 25+)	Elementary	5.6%	9.6%	9.1%	7.8%
	Some High School	10.0%	13.5%	15.1%	12.2%
	High School Graduate	30.6%	32.5%	31.8%	30.6%
	Some College	30.5%	26.7%	24.7%	24.3%
	Associates Degree Only	9.2%	7.7%	7.8%	8.3%
	Bachelors Degree Only	9.9%	7.6%	8.4%	11.9%
	Graduate Degree	4.1%	2.4%	3.2%	4.9%
Business	Number of Businesses	122	368	1,824	3,915
	Total Number of Employees	1,735	5,903	32,700	67,433
	Employees per Business	14.25	16.05	17.93	17.22
	Residential Population per Business	30.81	47.00	31.36	48.75

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