

BUCKNER VILLAGE SHOPPING CENTER

2223-2247 S. Buckner Blvd. | Dallas, TX



AVAILABLE SPACES FOR LEASE

Saul Waranch
The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sffwaranch.com

Jeff Lewin
The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sffwaranch.com



THE PROPERTY

Location 2223-2247 S. Buckner Blvd.
Dallas, TX 75227

HIGHLIGHTS

- Prime location in Pleasant Grove neighborhood.
- National, regional and local merchants.
- Established local shopping center.
- Ample parking.
- Pylon sign on Buckner Blvd.
- Excellent ingress and egress
- Large space adjacent to Harbor Freight available



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,759	122,279	279,725

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$62,873	\$59,977	\$66,248

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,860	35,780	89,049

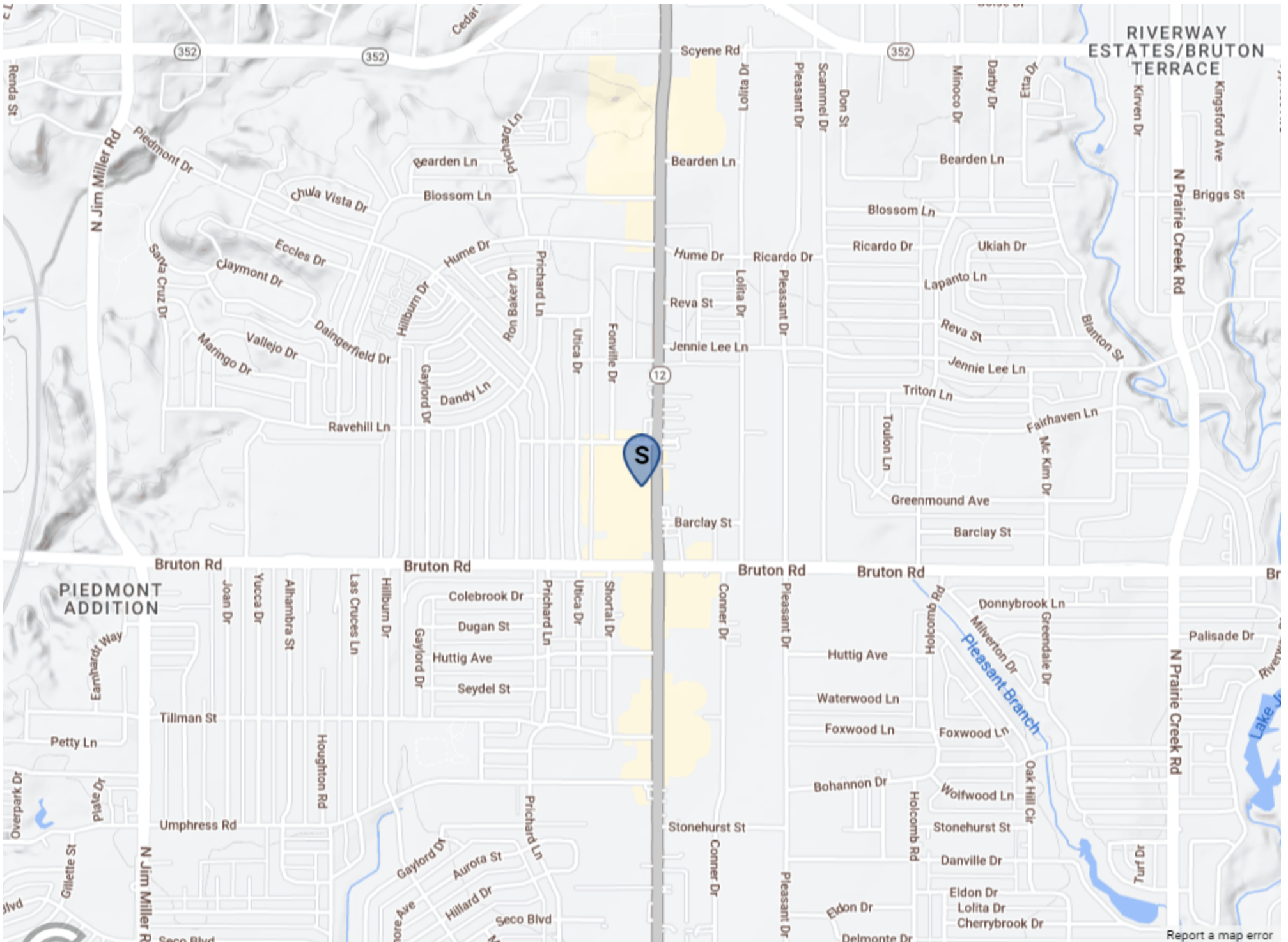
Suite	Tenant	Floor	Square Feet	Lease Type	Notes
102	Metro PC	Ground	1,440	Retail	Cell phone provider.
110	Spay Neuter Network	Ground	2,750	Retail	Affordable spay/neuter care services.
114	Trophy Nail	Ground	750	Retail	Nail salon with additional services.
118	Lopez Auto Insurance	Ground	750	Retail	Car insurance provider.

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
122	Cafe Ciro	Ground	1,440	Retail	Cafe Ciro
203	KEAO	Ground	1,440	Retail	Printed and embordered shirts
205	Justice Finance Company	Ground	1,453	Retail	Signature personal loans.
209	Melrose	Ground	12,000	Retail	Clothing store specializing in basic fashion.
215-221	Family Dollar	Ground	9,600	Retail	Household necessities & discount groceries.
225-A	Available	Ground	9,600	Retail	Available
225-B	Harbor Freight	Ground	12,000	Retail	Quality tools at good prices
229	Centurm Health	Ground	4,000	Retail	Medical clinic.
235	National Vision	Ground	3,000	Retail	Eye examinations, contacts & glasses.
243	H&R Block	Ground	3,750	Retail	National tax consultants.
245	Pizza Hut	Ground	1,750	Retail	National know pizza and delivery.
250	Thrift World	Ground	25,920	Retail	Large thrift store.

PROPERTY FEATURES

CURRENT OCCUPANCY	87.00%
TOTAL TENANTS	16
BUILDING SF	94,453
GLA (SF)	9
LAND SF	375,321
LAND ACRES	8.6162
YEAR BUILT	1975
YEAR RENOVATED	2017
ZONING TYPE	Commercial Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	Ample



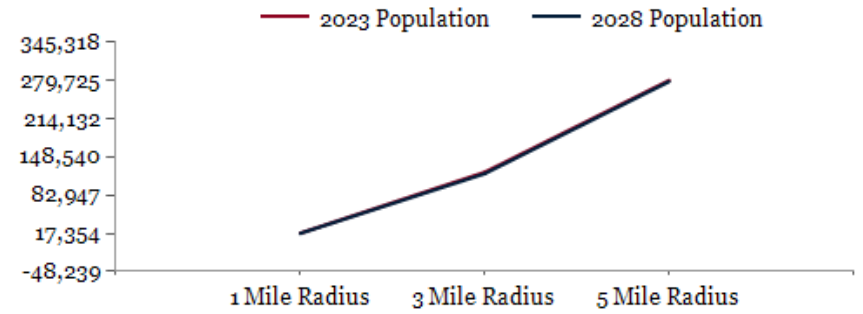




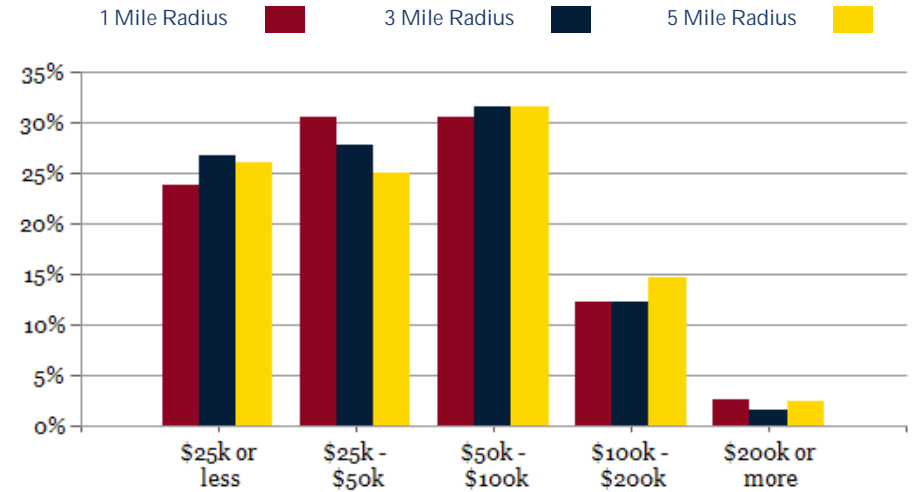
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,794	105,365	247,856
2010 Population	17,793	116,794	259,676
2023 Population	17,759	122,279	279,725
2028 Population	17,354	119,774	277,687
2023-2028: Population: Growth Rate	-2.30%	-2.05%	-0.75%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	738	5,341	13,465
\$15,000-\$24,999	423	4,224	9,834
\$25,000-\$34,999	645	4,313	9,851
\$35,000-\$49,999	841	5,647	12,478
\$50,000-\$74,999	886	7,070	17,884
\$75,000-\$99,999	598	4,209	10,223
\$100,000-\$149,999	551	3,572	9,721
\$150,000-\$199,999	50	841	3,377
\$200,000 or greater	128	561	2,214
Median HH Income	\$45,080	\$44,581	\$48,258
Average HH Income	\$62,873	\$59,977	\$66,248

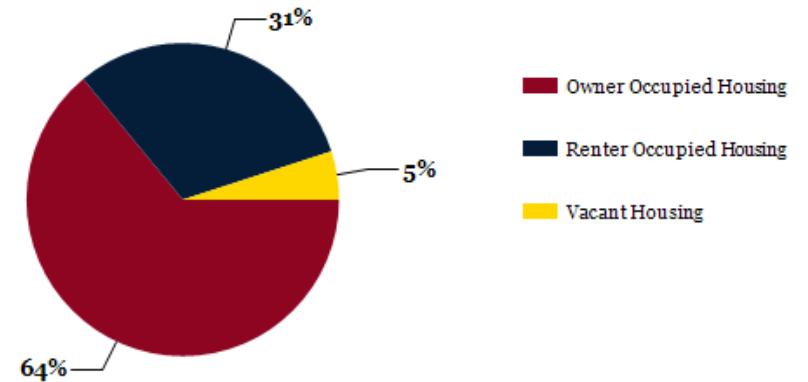
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,807	33,340	87,555
2010 Total Households	4,741	33,029	81,942
2023 Total Households	4,860	35,780	89,049
2028 Total Households	4,764	35,181	88,796
2023 Average Household Size	3.65	3.40	3.13
2023-2028: Households: Growth Rate	-2.00%	-1.70%	-0.30%



2023 Household Income

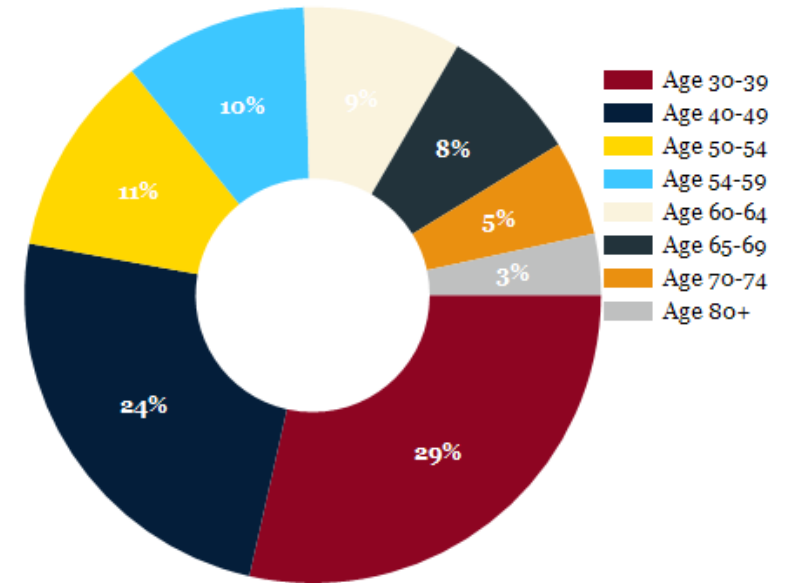


2023 Own vs. Rent - 1 Mile Radius

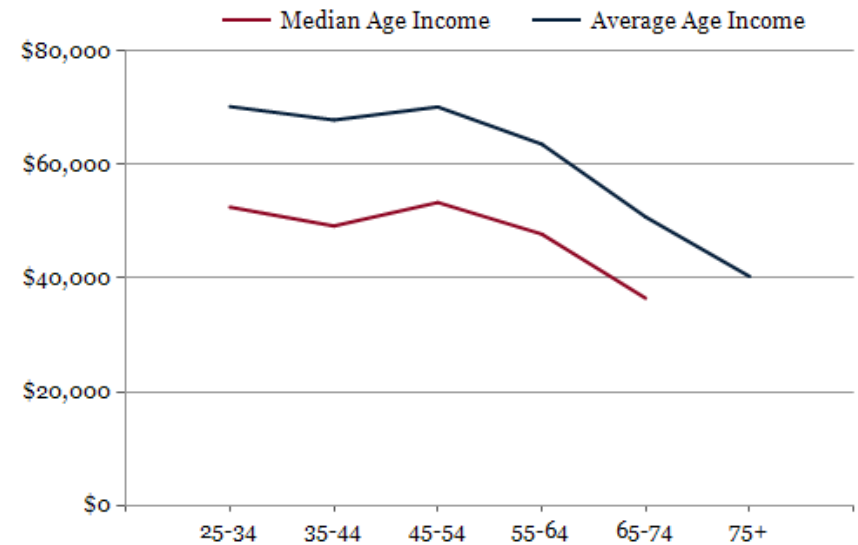


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,366	9,555	21,215
2023 Population Age 35-39	1,086	8,036	18,682
2023 Population Age 40-44	1,077	7,536	17,587
2023 Population Age 45-49	1,015	6,511	15,246
2023 Population Age 50-54	974	6,288	14,685
2023 Population Age 55-59	885	5,788	13,949
2023 Population Age 60-64	763	5,351	13,488
2023 Population Age 65-69	675	4,489	11,064
2023 Population Age 70-74	458	3,212	8,384
2023 Population Age 75-79	295	2,007	5,385
2023 Population Age 80-84	154	1,043	3,167
2023 Population Age 85+	128	848	2,712
2023 Population Age 18+	12,278	83,793	196,427
2023 Median Age	30	30	31
2028 Median Age	31	30	32



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,515	\$50,097	\$52,421
Average Household Income 25-34	\$70,233	\$62,790	\$66,873
Median Household Income 35-44	\$49,191	\$50,313	\$53,571
Average Household Income 35-44	\$67,870	\$65,702	\$73,679
Median Household Income 45-54	\$53,337	\$52,228	\$55,437
Average Household Income 45-54	\$70,167	\$66,512	\$75,641
Median Household Income 55-64	\$47,771	\$45,440	\$49,843
Average Household Income 55-64	\$63,615	\$60,481	\$68,119
Median Household Income 65-74	\$36,469	\$36,511	\$37,972
Average Household Income 65-74	\$50,791	\$51,075	\$57,717
Average Household Income 75+	\$40,292	\$42,669	\$48,323



Buckner Village Shopping Center

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Exclusively Marketed by:

Saul Waranch
The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sfwaranch.com

Jeff Lewin
The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com

