

# Buckner Village Shopping Center

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

Available Spaces for Lease



*Prepared By:*

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# 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



### 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    |

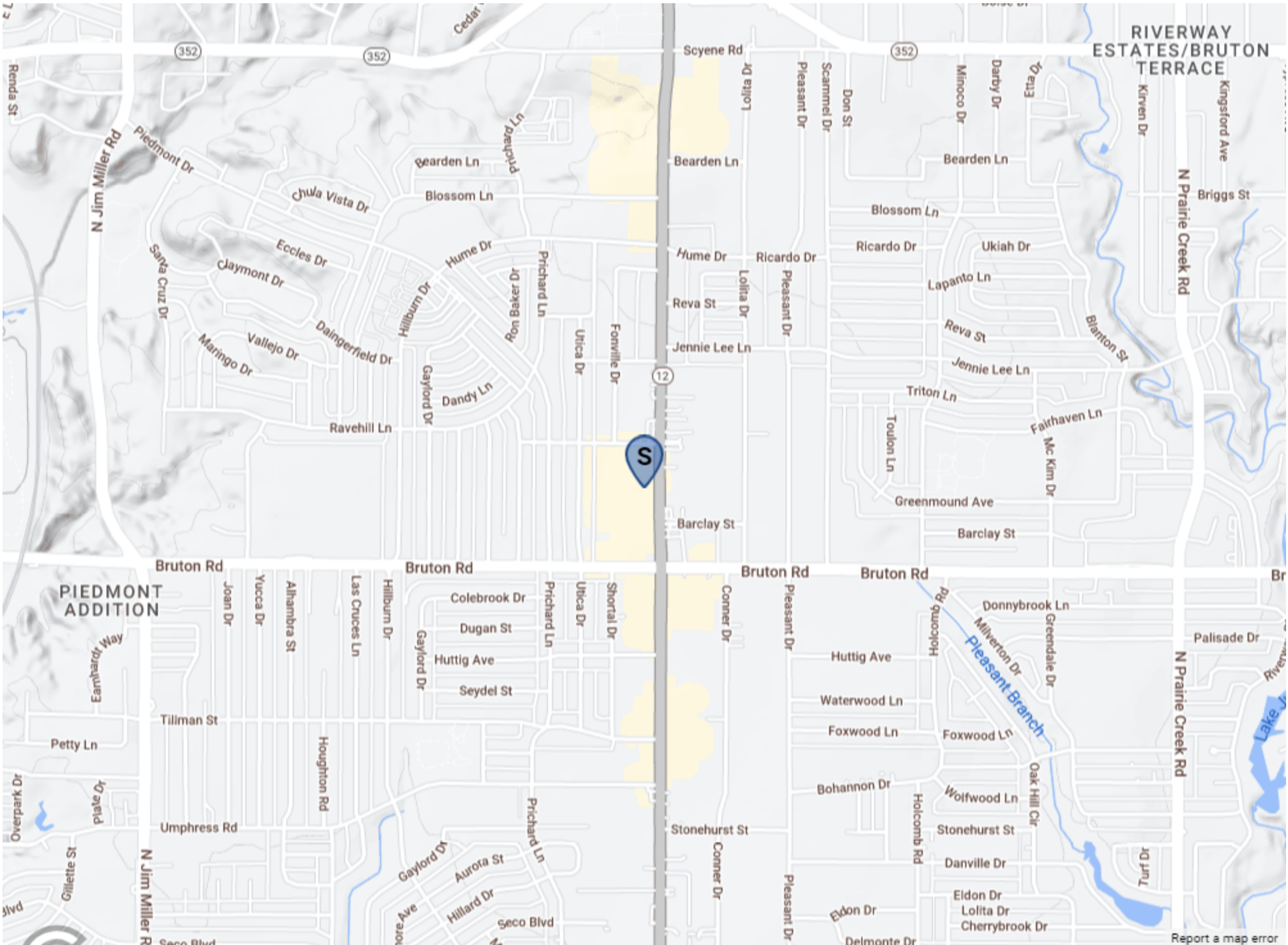
| Suite | Tenant               | Floor  | Square Feet | Lease Type | Notes                                 |
|-------|----------------------|--------|-------------|------------|---------------------------------------|
| 102   | Metro PC             | Ground | 1,440       | Retail     | Cell phone provider.                  |
| 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.               |

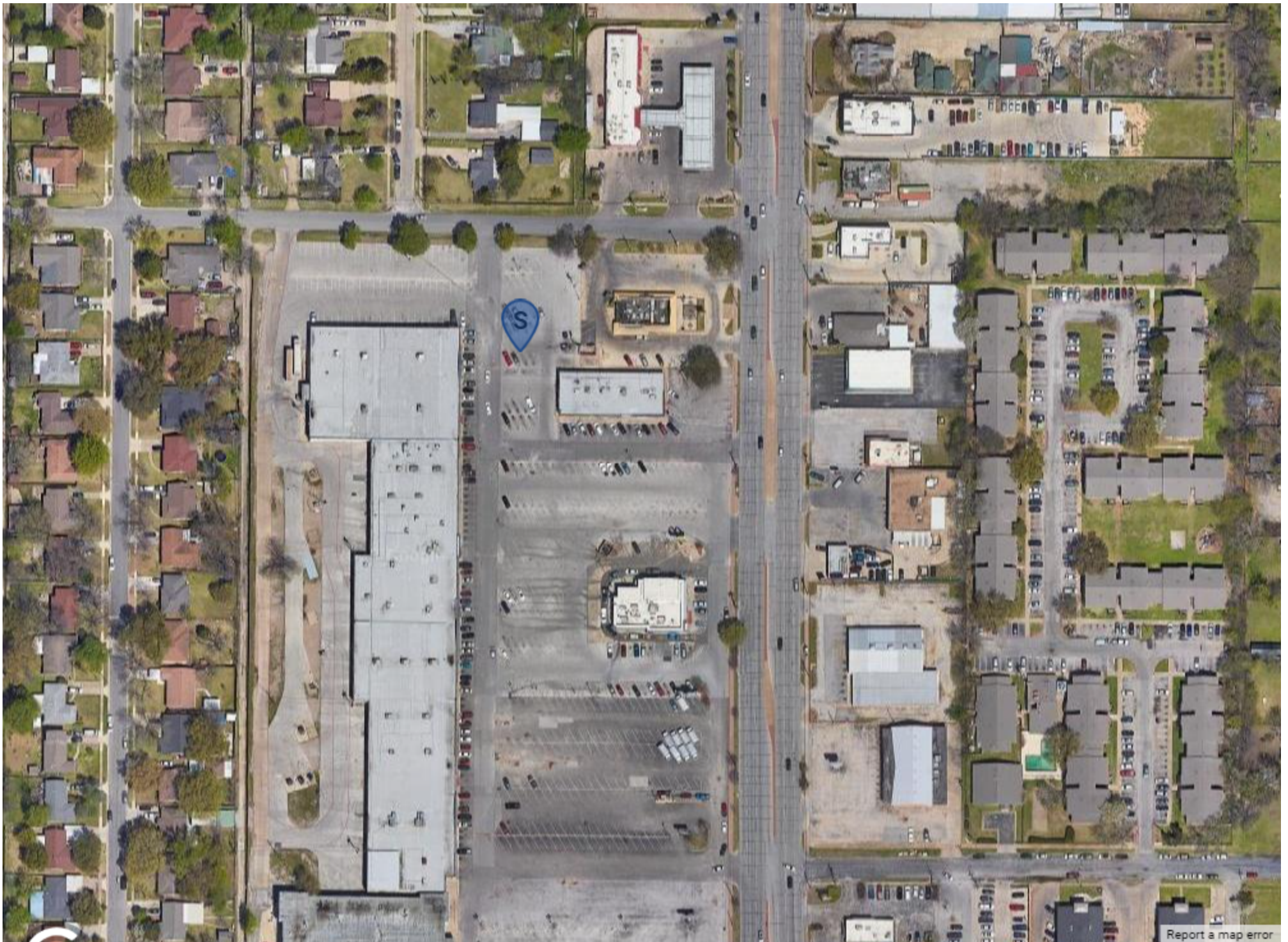
| Suite   | Tenant                  | Floor  | Square Feet | Lease Type | Notes   |
|---------|-------------------------|--------|-------------|------------|---|
| 122     | Cafe Ciro               | Ground | 1,440       | Retail     | Cafe Ciro                                     |
| 203     | Available               | Ground | 1,440       | Retail     | Available                                     |
| 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             |





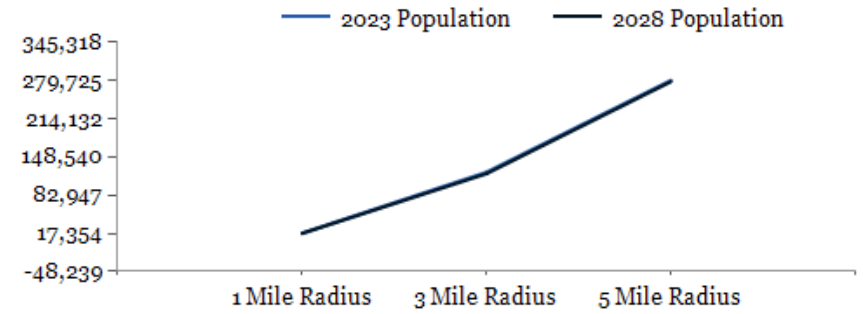


Report a map error

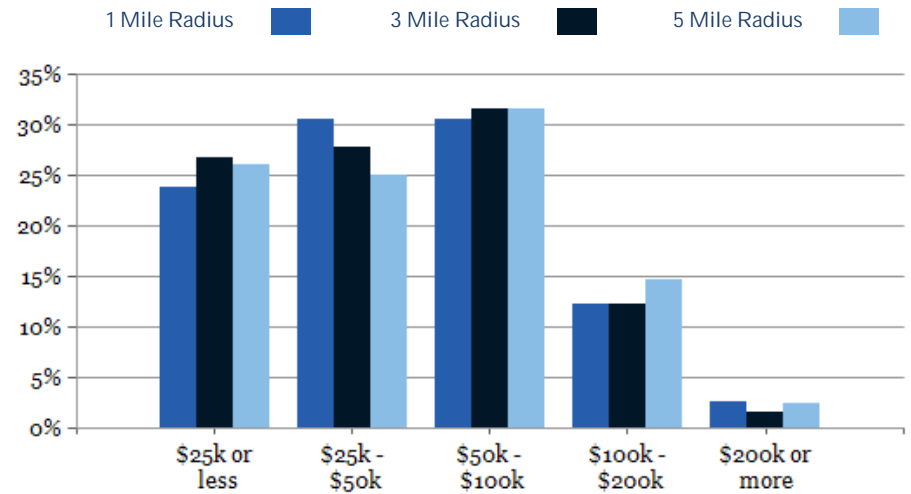
| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 15,794 | 105,365 | 247,856 |
| 2010 Population                    | 17,793 | 116,794 | 259,676 |
| 2023 Population                    | 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 |

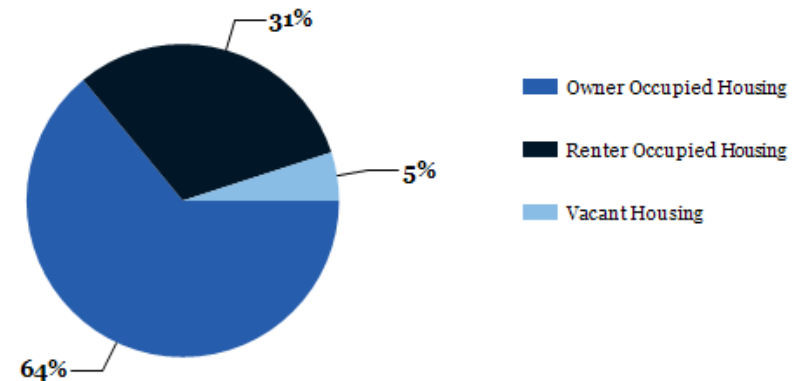
| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing                 | 4,807  | 33,340 | 87,555 |
| 2010 Total Households              | 4,741  | 33,029 | 81,942 |
| 2023 Total Households              | 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

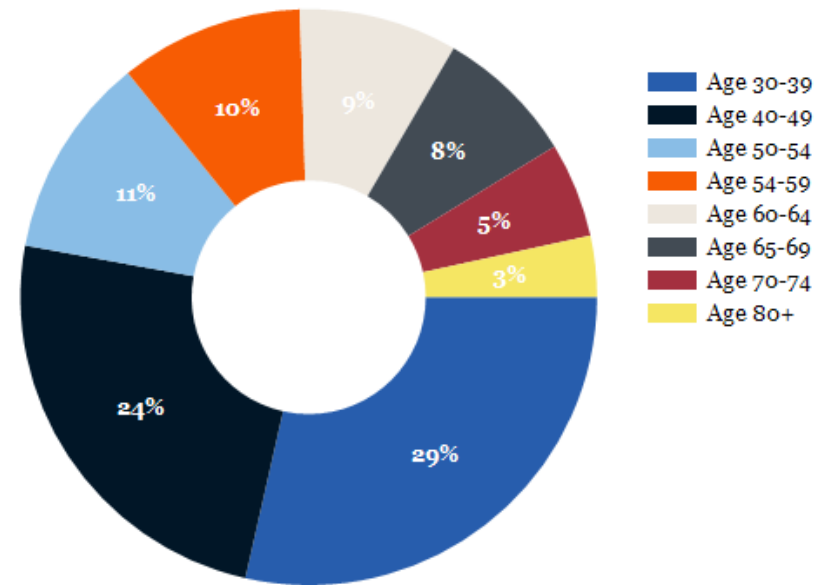


2023 Own vs. Rent - 1 Mile Radius

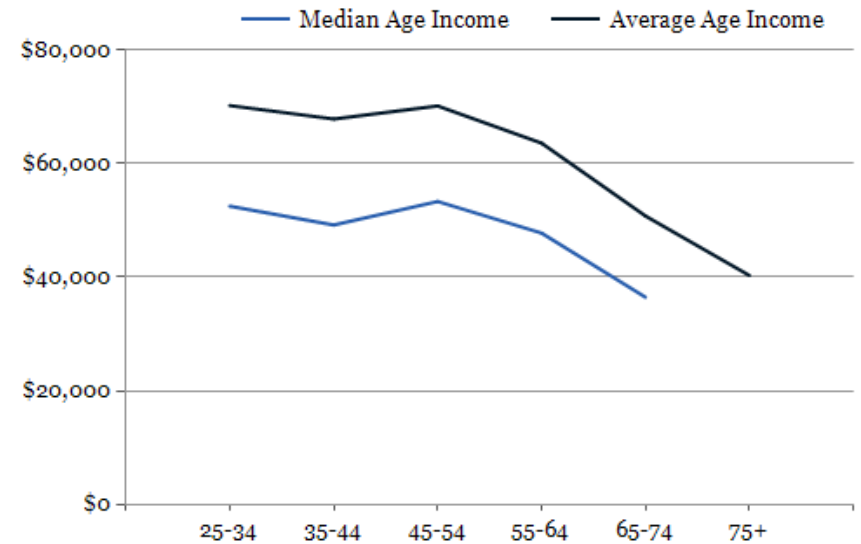


Source: esri

| 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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