

ISH
STASSNEY
HEIGHTS



1,600 SF
2,500 SF
AVAILABLE



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PROPERTY HIGHLIGHTS

- 262,000 SF Shopping Center
- Anchored by Lowe's Home Improvement & Fiesta Mart
- Excellent visibility along IH-35
- Patio Space Available for the End Cap Space
- \$11.50/SF OPEX
- Project situated at the signalized intersection of IH-35 & Stassney
- Property is 85% leased to national, regional, and local tenants

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CURRENT TENANTS



**Castle
Dental**

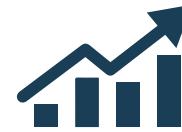


AREA DEMOGRAPHICS



2020
POPULATION

1 MILE	21,494
3 MILE	148,067
5 MILE	338,215



2020-2025
POPULATION
GROWTH

1 MILE	7.53%
3 MILE	7.53%
5 MILE	8.58%



2020
HOUSEHOLDS

1 MILE	8,445
3 MILE	58,465
5 MILE	140,224



2020
HOUSEHOLD
INCOME

1 MILE	\$54,193
3 MILE	\$57,959
5 MILE	\$67,867

ISH STASSNEY HEIGHTS

WHATABURGER
KFC
Academy
SPORTS+OUTDOORS
GOLD'S
GYM

REGAL
BUFFALO
WILD
WINGS
Trudy's
STAYBRIDGE
SUITES

CHASE
TWIN PEAKS
BANK OF AMERICA
Pei's

E WILLIAM CANNON DR

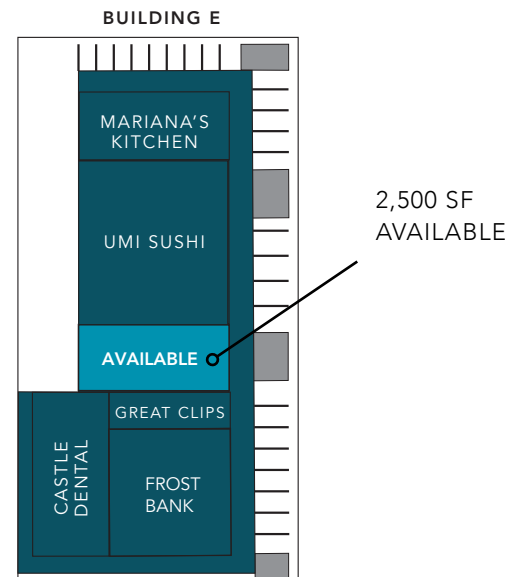
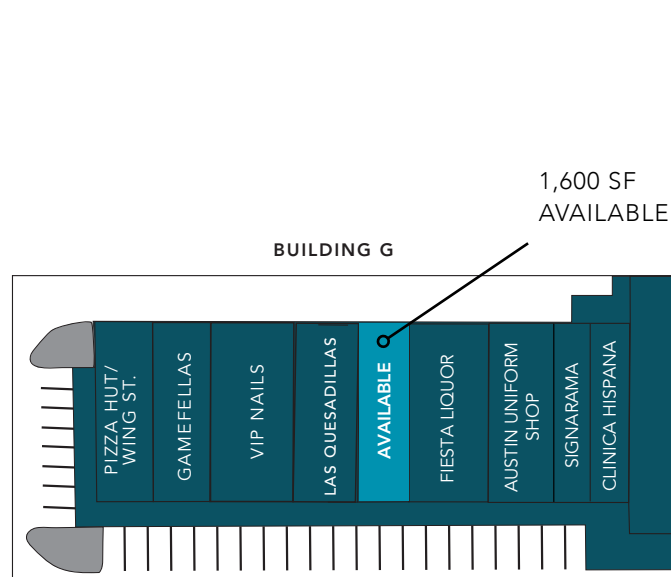
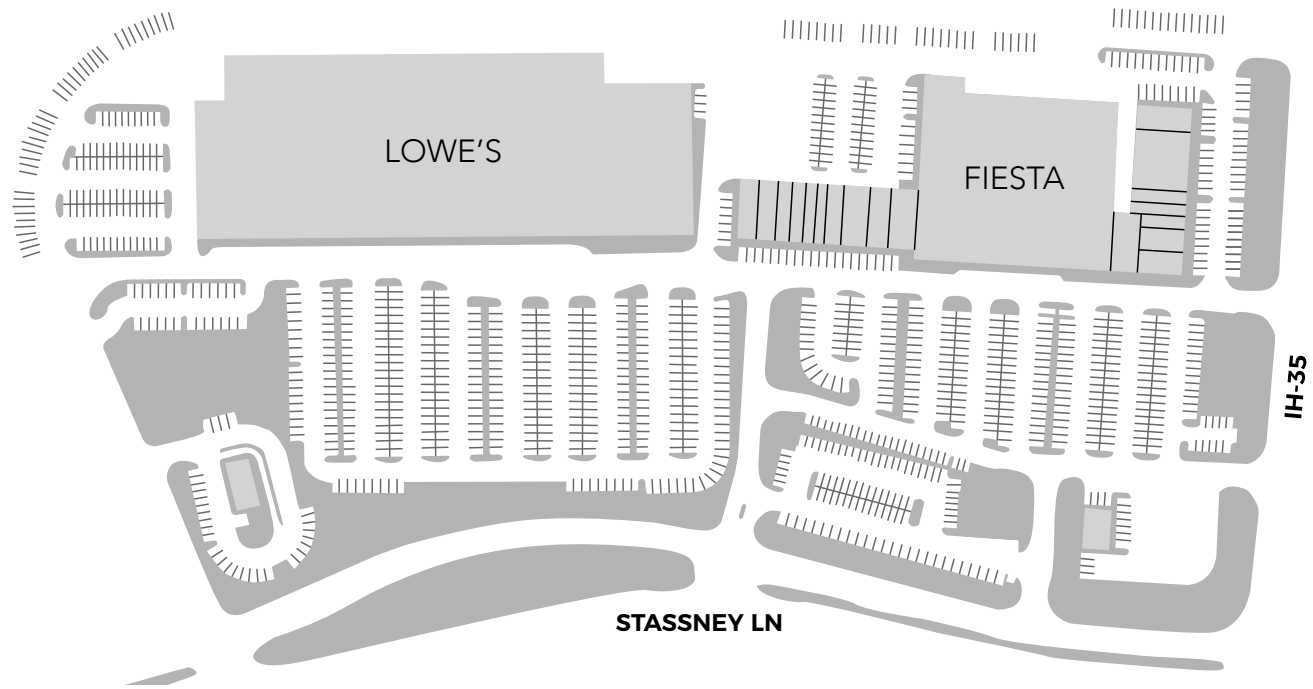
35

H-E-B

planet
fitness
TACO
BELL
Applebee's
GRILL + BAR

STASSNEY
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SITE PLAN






BRIDGEPOINT
REAL ESTATE

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