

GATESVILLE CENTER

GATESVILLE, TX | 319 TEXAS 36 BUSINESS



MIXED USE | RETAIL | RESTAURANT

Retail Center with a mix of national and local retailers and restaurants shadow anchored by a Wal-Mart Supercenter.

DEMOGRAPHICS:

	3 MILE	15 MILE	25 MILE
2017 Population	3,484	25,052	53,904
% Pop Growth 2017-2022	0.4%	4.6%	4.6%
2017 Daytime Population	5,185	66,217	93,070
2017 Total Households	173	6,588	16,985
2017 Average HH Income	\$73,672	\$62,413	\$69,194

TRAFFIC COUNTS:

S. TX-36: 9,315 VPD
 SH 36 | N. of TX-36: 8,600 VPD
 SH 36 | S. of TX-36: 11,300 VPD

CENTER SIZE: 20,800 SF

AVAILABILITY:

+/-35,000 SF PAD SITE

NNN: \$4.89 PSF

MORE INFO: PLEASE CALL

AREA RETAILERS:

The **SHOE DEPT.**



DOLLAR TREE STORES, INC.

Aaron's

verizon

TRAFFIC GENERATOR:

Walmart

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