

# The Grove

2445 S. Buckner Blvd.  
Dallas, TX 75227



## PROPERTY HIGHLIGHTS

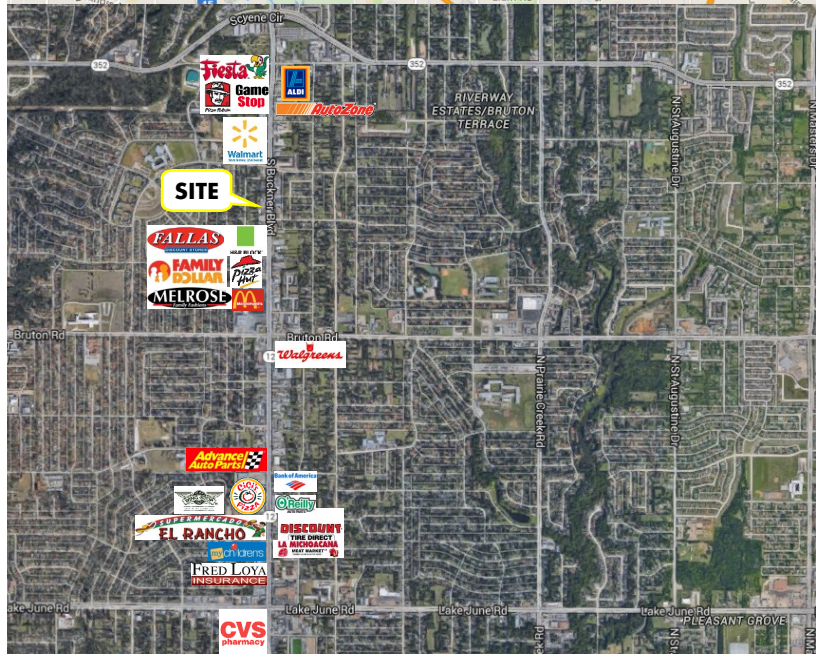
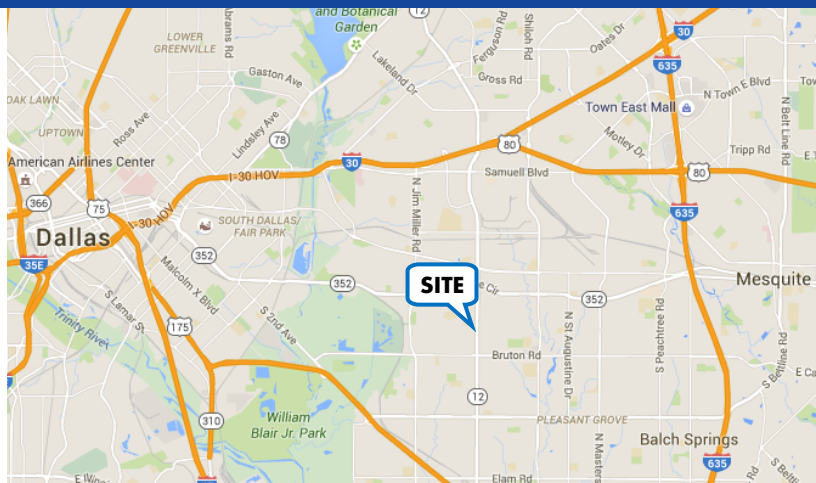
- New Construction—Class A Shopping Center
- 14,690 SQFT Available
- Divisible into 1,200 SQFT
- Excellent location and visibility in the heart of Pleasant Grove's retail corridor.
- Plenty of parking for restaurant and retail uses.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	18,002	119,831	287,128
<b>Total Households</b>	4,858	33,915	91,251
<b>Average HH Size</b>	3.60	3.50	3.10
<b>Average HH Income</b>	\$34,194	\$35,725	\$35,094
<b>Hispanic Population</b>	67%	62%	51%

## TRAFFIC COUNT

32,977 VPD  
Source: Costar 2014



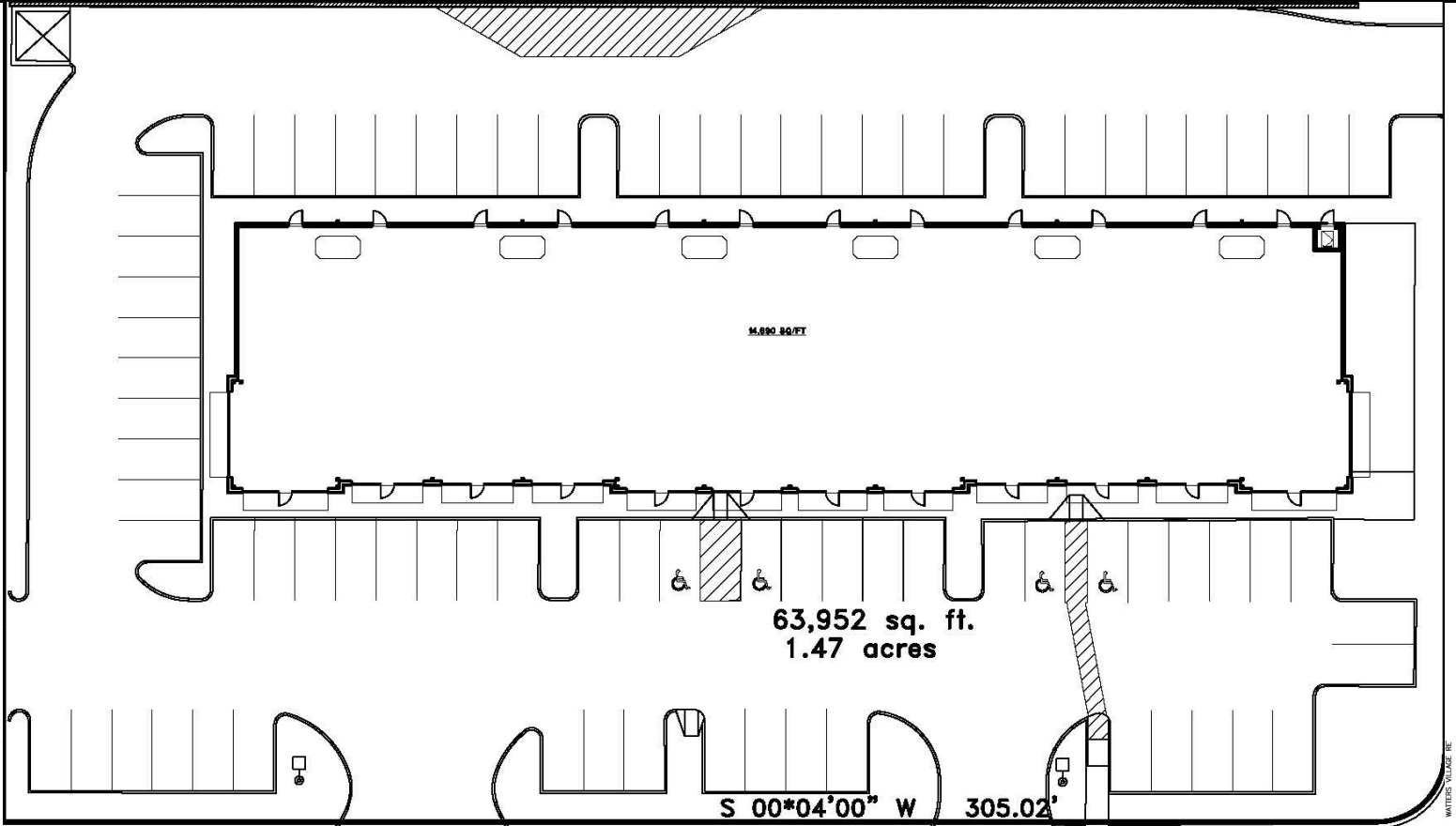
For more information:

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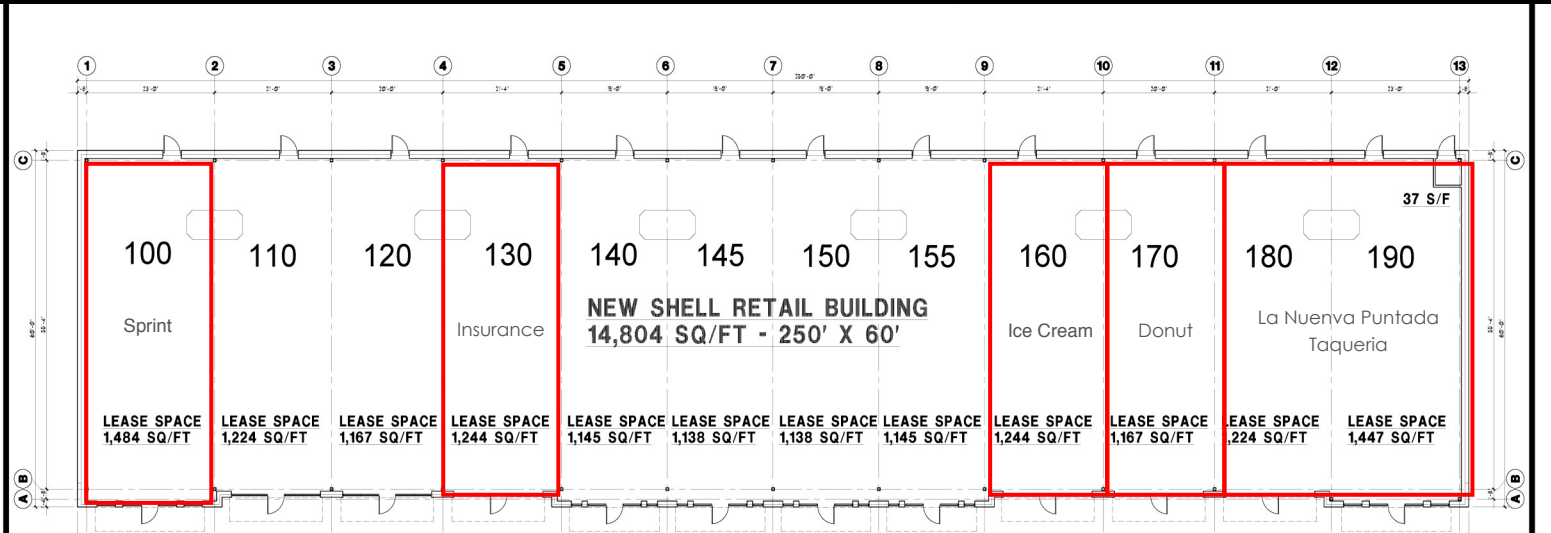
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## SITE PLAN:



## FLOOR PLAN: ▶ SUITES IN RED ARE LEASED



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