

# PIONEER PLAZA

701 E. CARTWRIGHT ROAD, MESQUITE, TX



## PROPERTY OVERVIEW

Pioneer Plaza is a grocery anchored neighborhood shopping center positioned just east of IH-635 in Mesquite, Texas. Over the past decade, Mesquite has become a major employment hub for manufacturers across a broad range of industries due to its strategic location at the crossroads of IH- 635, IH-20 and US Hwy 80. Among the 14 million square feet of industrial inventory, Mesquite is home to the largest PepsiCo Bottling Plant in the United States. These highly sought after employers are supported by a diverse population exceeding 200k in a five mile radius. Traffic drivers include: Tom Thumb, MetroPCS, Great Clips, Pizza Hut, CVS, Walgreens, Wingstop, AutoZone, and Chase Bank. According to smart phone data, this particular Tom Thumb store is #2 in the DFW Metroplex from a traffic standpoint and draws over \$1.3mm total visits per year.

## TRAFFIC COUNTS

PIONEER ROAD	25,165 V.P.D.
E. CARTWRIGHT ROAD	22,990 V.P.D.

GLA: 22,252 SF    WEB LINK: [jahrealty.propertycapsule.com/pioneerplaza](http://jahrealty.propertycapsule.com/pioneerplaza)

## DEMOGRAPHICS

2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	87,756	73,198	\$75,847
5 MILE	206,217	175,393	\$69,202

## LEASING CONTACT

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TENANT	SQFT
<b>+/- 2.25 AC Available</b>	
A AutoZone	7,381
C Tom Thumb Fuel Cen...	2,000
D Scooter's	609
101 Toudanines Fine Dr...	2,000
105 Star Nails	900
109 Pizza Hut	1,475
113 Great Clips	1,200
121 Burger Pop	1,200
123 Morning Treat	825
125 H&R Block	1,200
129 Metro by T-Mobile	1,400
801 Chase Bank	4,000

Availability  
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