PIONEER PLAZA 701 E. CARTWRIGHT ROAD, MESQUITE, TX





GLA: 22,252 SF

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.

DEMOGRAPHICS

2023			AVG. HH	JAH RE 1717 I Dallas
ESTIMATES 3 Mile	POPULATION 87,756	POPULATION 73,198	INCOME \$75,847	P 214- dfwlea
5 MILE	206,217	175,393	\$69,202	

WEB LINK: jahrealty.propertycapsule.com/pioneerplaza

LEASING CONTACT

JAH REALTY 1717 Main Street, Suite 2600 Dallas, Texas 75201 P 214-220-0274 dfwleasing@jahco.net

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SQFT

7,381

2,000 609 2,000

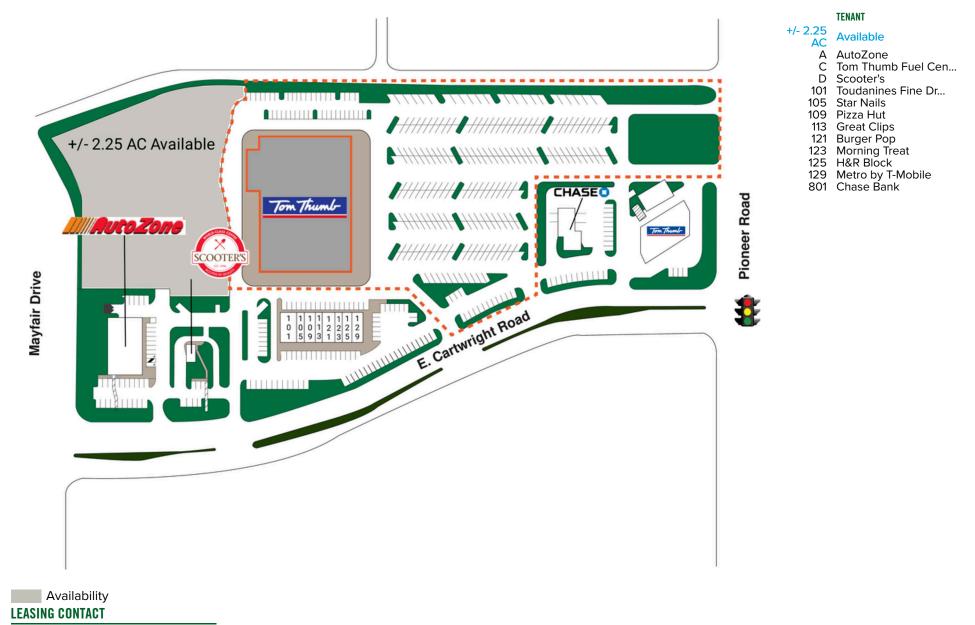
900 1,475

1,200

1,200

4,000

825 1,200 1,400



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