



FOR LEASE

Bruton Terrace Shopping Center

**9009 BRUTON RD
DALLAS, TX 75217**

Bruton Terrace Shopping Center is a 33,168 square foot center located on Bruton Rd, in the city of Dallas, TX within walking distance to Annie Webb Blanton Elementary School and WW Samuell High School. Shadow anchored by the 99 Cents Store, the center receives high daily foot traffic from surrounding residential communities such as Riverway Estates and Pleasant Grove. Bruton Terrace has great exposure on Dallas's Retail Corridor attracting 20,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. Dallas is one of the fastest growing cities in the US making this a very desirable location to invest in.



Building SqFt	33,168 SqFt
Year Built	1964
Lot Size (acres)	10.58
Parcel ID	00000533560000000
Zoning Type	Commercial
County	Dallas
Frontage	679.00 Ft
Coordinates	32.749699,-96.667981

- High-performing intersection (20,000+ VPD) with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- The shadow anchor store provides a "daily needs" traffic generator to the shopping center.
- Population of 964,287 within a 5 Mile radius of Bruton Terrace Shopping Center.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Excellent Visibility and Access
- Covered Sidewalk Along Entire Store Frontage.

Spigel Properties

70 N.E. Loop 410, Suite 185
San Antonio, TX 78216

Office: 210-349-3636

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

TORI MATHEWS
Regional Property Manager

Direct: 210-801-8514
tori@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#449	Retail	\$ 12.00 SF/Yr	NNN	1,900 SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,700	108,398	251,929
2010 Population	18,435	119,875	269,479
2022 Population	22,215	128,890	292,740
2027 Population	21,811	127,218	290,573
2022-2027 Growth Rate	-0.37 %	-0.26 %	-0.15 %
2022 Daytime Population	16,196	113,112	251,482

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	815	4,459	11,507
\$15000-24999	831	4,016	9,098
\$25000-34999	831	4,342	10,016
\$35000-49999	1,305	7,048	15,921
\$50000-74999	1,301	7,571	19,460
\$75000-99999	830	4,555	11,663
\$100000-149999	456	3,597	9,783
\$150000-199999	39	867	2,629
\$200000 or greater	15	483	1,480
Median HH Income	\$ 42,026	\$ 46,104	\$ 49,019
Average HH Income	\$ 52,563	\$ 60,646	\$ 63,602

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,451	32,163	82,023
2010 Total Households	5,178	33,560	84,494
2022 Total Households	6,423	36,938	91,558
2027 Total Households	6,296	36,470	90,811
2022 Average Household Size	3.45	3.48	3.19
2022 Owner Occupied Housing	3,361	21,482	47,188
2027 Owner Occupied Housing	3,350	21,494	47,572
2022 Renter Occupied Housing	3,062	15,456	44,370
2027 Renter Occupied Housing	2,946	14,976	43,239
2022 Vacant Housing	397	1,890	5,515
2022 Total Housing	6,820	38,828	97,073



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ABOUT DALLAS

Dallas is the third-largest city in Texas and the largest city in the Dallas–Fort Worth metroplex, the fourth-largest metropolitan area in the United States at 7.5 million people. It is the largest city in and seat of Dallas County with portions extending into Collin, Denton, Kaufman, and Rockwall counties. With a 2020 census population of 1,304,379, it is the ninth-most populous city in the U.S. and the third-largest city in Texas after Houston and San Antonio.

CITY OF DALLAS

COUNTY	DALLAS
INCORPORATED	2/1/1856

AREA

CITY	385.8 SQ MI
LAND	339.6 SQ MI
WATER	43.9 SQ MI
ELEVATION	430 FT

POPULATION

POPULATION	1,304,379
RANK	9 (U.S.), 3 (TX)
DENSITY	3,707 SQ MI
URBAN	5,732,354



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