

# Hanover Shopping Center

4235 Harry Hines Blvd., Dallas TX 75219

Redevopment Site



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# HIGHLIGHTS



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1	Antoine's Sandwich Shop	Ground	1,500	Retail	Over thirty years at this location
2	Orda Neighborhood Bar	Ground	3,800	Retail	Local neighborhood bar
3	Storage	Ground	2,000	Retail	



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,308	197,667	413,805



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$107,654	\$113,429	\$115,705



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,236	93,336	175,090

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## PROPERTY FEATURES

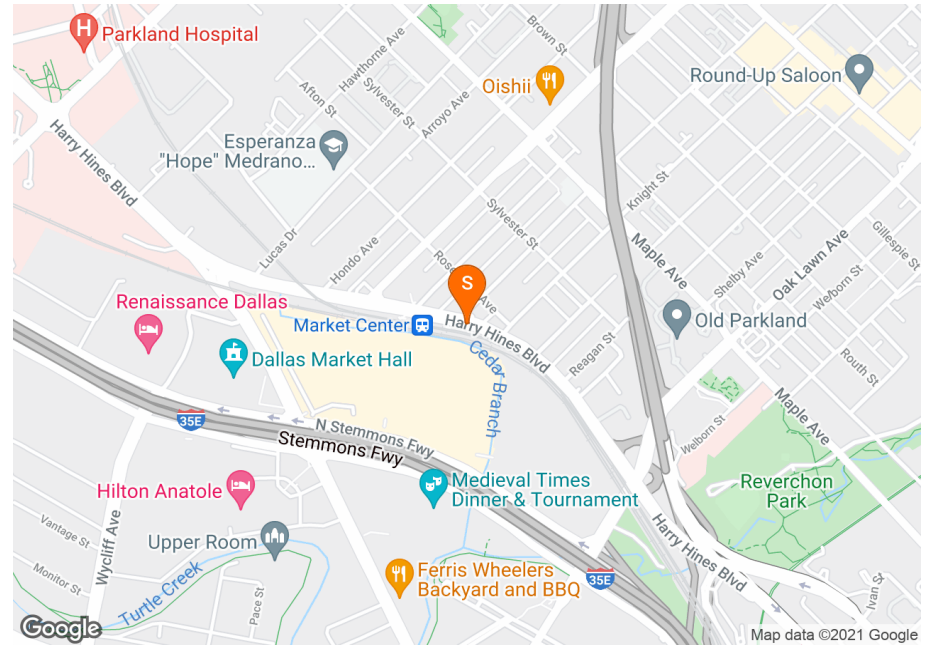
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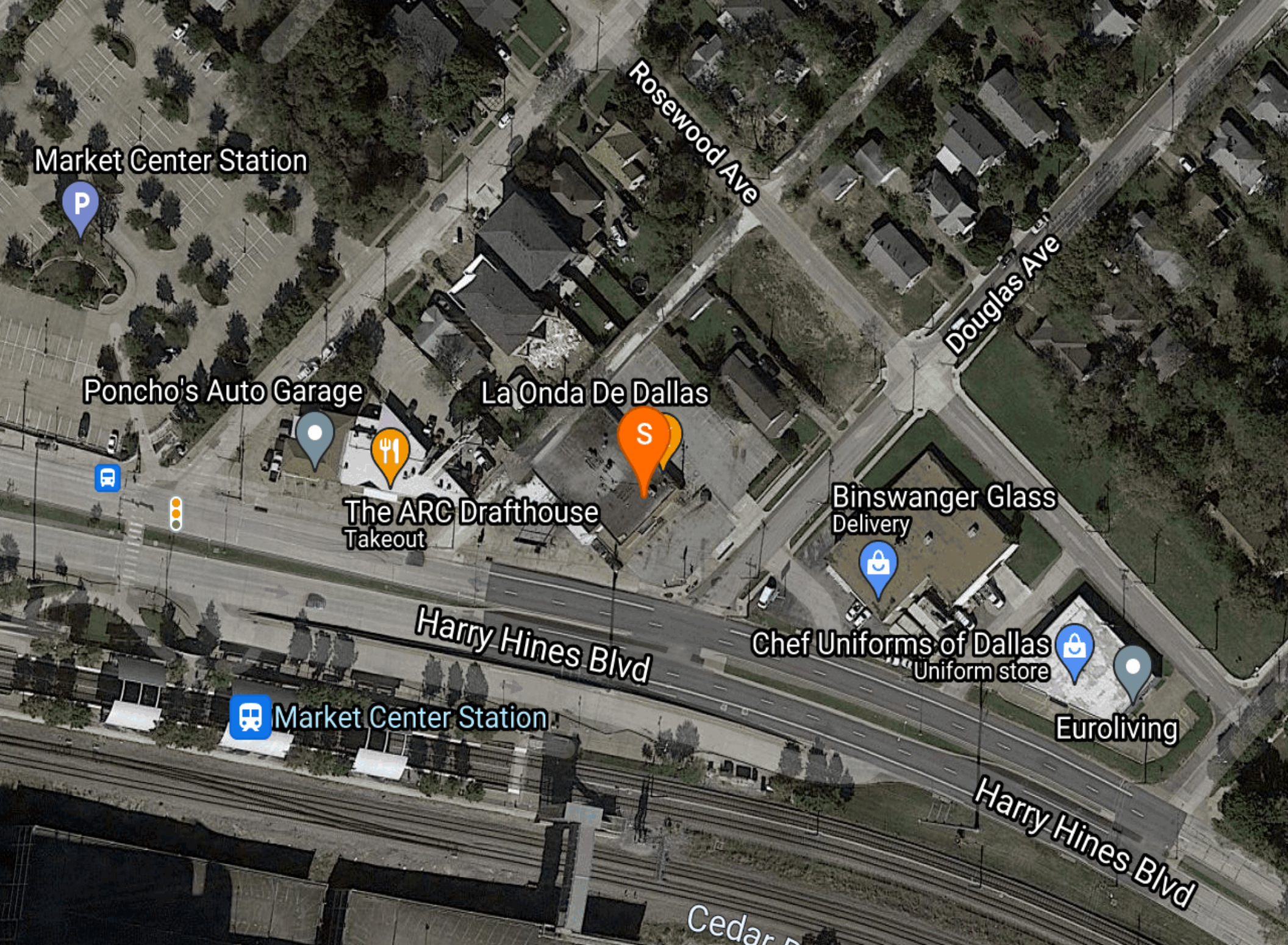
CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	3
BUILDING SF	7,200
GLA (SF)	7,450
LAND SF	21,918
LAND ACRES	.50
YEAR BUILT	1954
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One

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- Redevelopment Site
- Ample Parking

Locator Map





Market Center Station



Rosewood Ave

Douglas Ave

Poncho's Auto Garage

La Onda De Dallas



The ARC Drafthouse  
Takeout

Binswanger Glass  
Delivery



Chef Uniforms of Dallas  
Uniform store



Euroliving

Harry Hines Blvd

Market Center Station



Harry Hines Blvd

Cedar

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,873	123,109	334,458
2010 Population	18,644	131,969	323,113
2021 Population	29,308	197,667	413,805
2026 Population	33,590	225,710	456,146
2021 African American	4,716	34,565	62,735
2021 American Indian	157	1,083	2,518
2021 Asian	2,141	11,723	16,872
2021 Hispanic	11,782	73,754	176,842
2021 Other Race	4,626	28,203	70,198
2021 White	16,787	116,261	249,016
2021 Multiracial	863	5,698	12,258
2021-2026: Population: Growth Rate	13.80 %	13.45 %	9.85 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,026	8,696	17,319
\$15,000-\$24,999	608	4,790	11,786
\$25,000-\$34,999	726	5,108	12,150
\$35,000-\$49,999	1,577	9,232	18,518
\$50,000-\$74,999	3,425	16,893	29,668
\$75,000-\$99,999	2,367	13,268	21,888
\$100,000-\$149,999	2,560	16,274	26,467
\$150,000-\$199,999	1,362	6,698	11,333
\$200,000 or greater	1,585	12,374	25,957
Median HH Income	\$77,021	\$77,819	\$72,792
Average HH Income	\$107,654	\$113,429	\$115,705

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,016	52,359	134,913
2010 Total Households	9,246	60,179	132,740
2021 Total Households	15,236	93,336	175,090
2026 Total Households	17,732	107,540	194,638
2021 Average Household Size	1.74	1.99	2.27
2000 Owner Occupied Housing	1,167	14,465	48,471
2000 Renter Occupied Housing	6,084	33,191	75,756
2021 Owner Occupied Housing	2,582	22,934	59,821
2021 Renter Occupied Housing	12,654	70,402	115,269
2021 Vacant Housing	2,137	13,224	23,815
2021 Total Housing	17,373	106,560	198,905
2026 Owner Occupied Housing	2,876	24,982	64,839
2026 Renter Occupied Housing	14,856	82,558	129,799
2026 Vacant Housing	2,082	12,631	23,176
2026 Total Housing	19,814	120,171	217,814
2021-2026: Households: Growth Rate	15.40 %	14.35 %	10.70 %



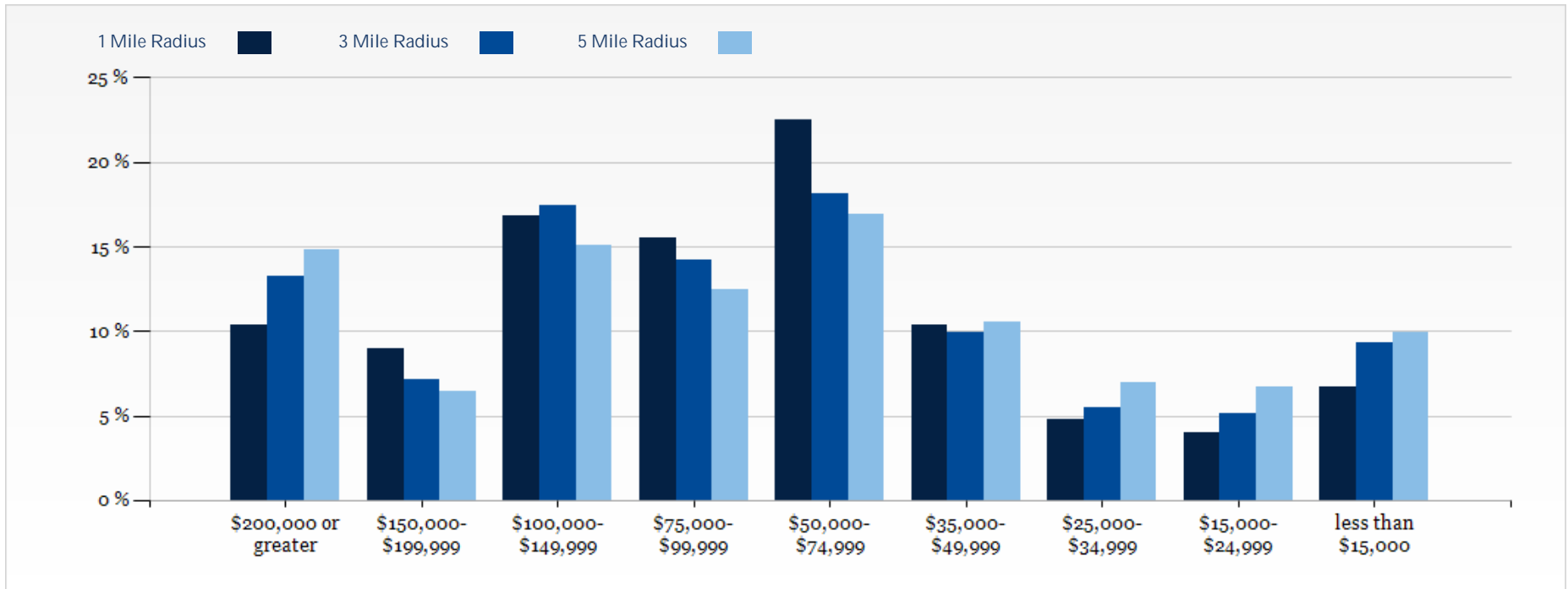
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	3,825	24,786	41,574
2021 Population Age 35-39	3,032	19,134	35,235
2021 Population Age 40-44	2,279	14,261	28,977
2021 Population Age 45-49	1,846	12,002	25,425
2021 Population Age 50-54	1,605	10,772	23,232
2021 Population Age 55-59	1,407	9,838	22,263
2021 Population Age 60-64	1,200	8,649	19,663
2021 Population Age 65-69	967	7,235	16,264
2021 Population Age 70-74	718	5,395	12,185
2021 Population Age 75-79	452	3,468	7,878
2021 Population Age 80-84	236	2,057	4,863
2021 Population Age 85+	230	2,031	5,473
2021 Population Age 18+	24,907	164,504	326,630
2021 Median Age	34	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,050	\$82,089	\$76,051
Average Household Income 25-34	\$101,488	\$102,526	\$95,889
Median Household Income 35-44	\$78,806	\$81,903	\$79,722
Average Household Income 35-44	\$112,297	\$121,561	\$125,753
Median Household Income 45-54	\$84,174	\$94,414	\$93,764
Average Household Income 45-54	\$119,535	\$142,635	\$152,504
Median Household Income 55-64	\$78,778	\$81,559	\$78,594
Average Household Income 55-64	\$129,400	\$138,707	\$143,667
Median Household Income 65-74	\$69,192	\$62,007	\$58,751
Average Household Income 65-74	\$114,503	\$108,959	\$105,876
Average Household Income 75+	\$108,334	\$89,614	\$84,607

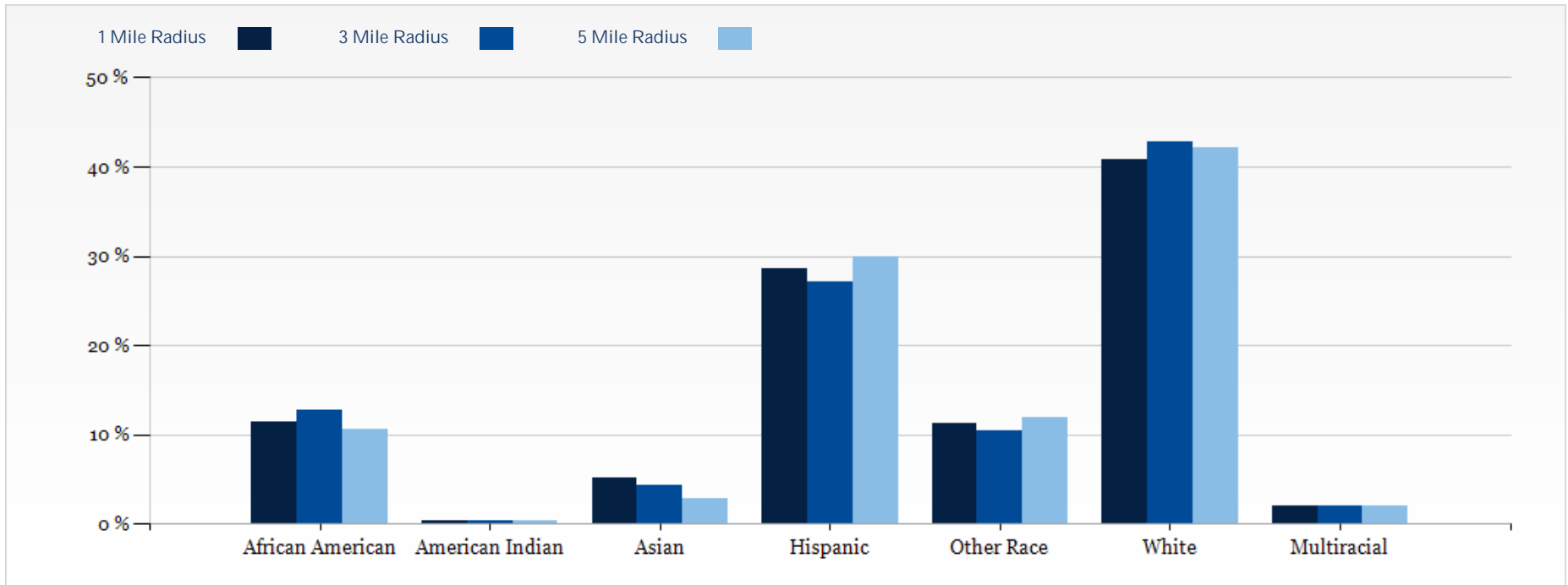
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,202	26,407	43,487
2026 Population Age 35-39	3,334	21,349	38,038
2026 Population Age 40-44	2,713	17,426	33,350
2026 Population Age 45-49	2,128	14,200	28,870
2026 Population Age 50-54	1,694	11,811	24,950
2026 Population Age 55-59	1,559	10,637	22,798
2026 Population Age 60-64	1,344	9,605	21,097
2026 Population Age 65-69	1,141	8,549	18,798
2026 Population Age 70-74	925	6,715	14,831
2026 Population Age 75-79	633	4,814	10,849
2026 Population Age 80-84	355	2,765	6,398
2026 Population Age 85+	293	2,488	6,429
2026 Population Age 18+	28,468	188,451	362,709
2026 Median Age	34	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,761	\$87,743	\$81,850
Average Household Income 25-34	\$112,257	\$111,927	\$106,532
Median Household Income 35-44	\$85,876	\$89,209	\$86,118
Average Household Income 35-44	\$124,887	\$133,605	\$136,016
Median Household Income 45-54	\$96,115	\$103,513	\$103,824
Average Household Income 45-54	\$133,999	\$154,112	\$165,313
Median Household Income 55-64	\$85,144	\$89,496	\$88,316
Average Household Income 55-64	\$138,645	\$147,834	\$156,500
Median Household Income 65-74	\$79,784	\$70,792	\$66,813
Average Household Income 65-74	\$127,327	\$120,300	\$119,229
Average Household Income 75+	\$123,856	\$102,247	\$97,656

## 2021 Household Income

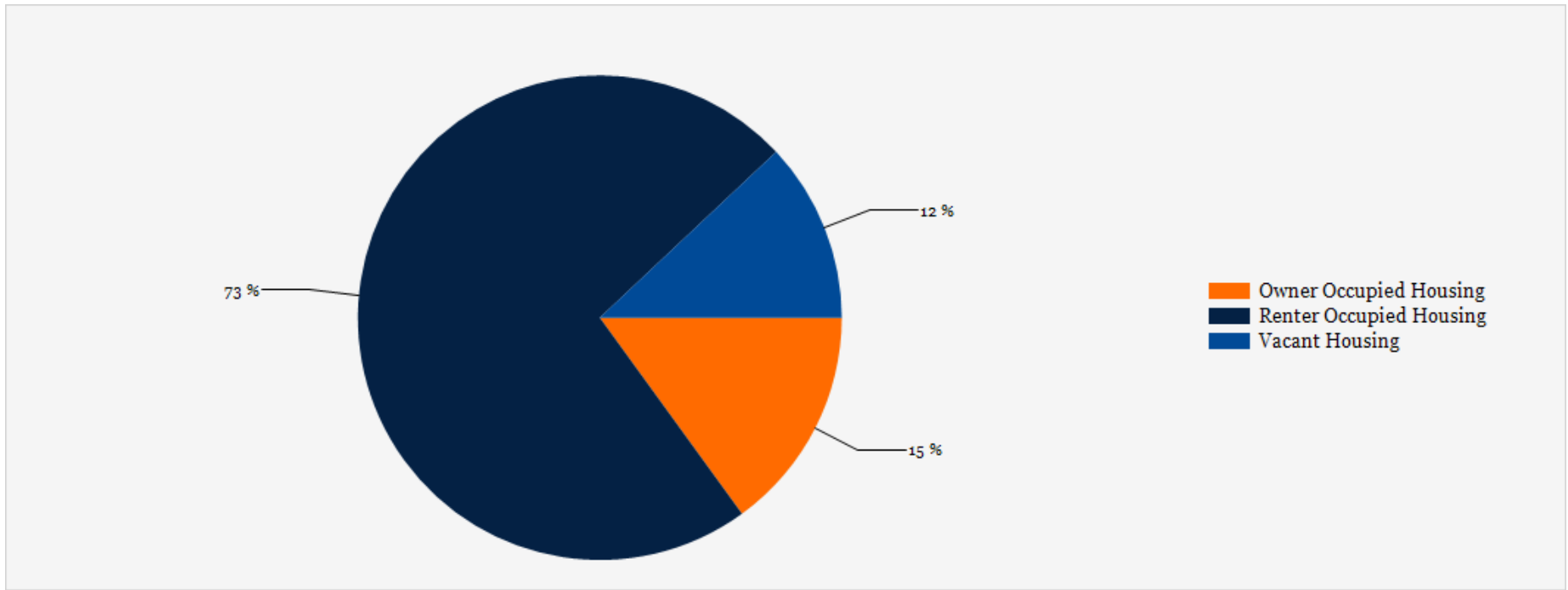


## 2021 Population by Race

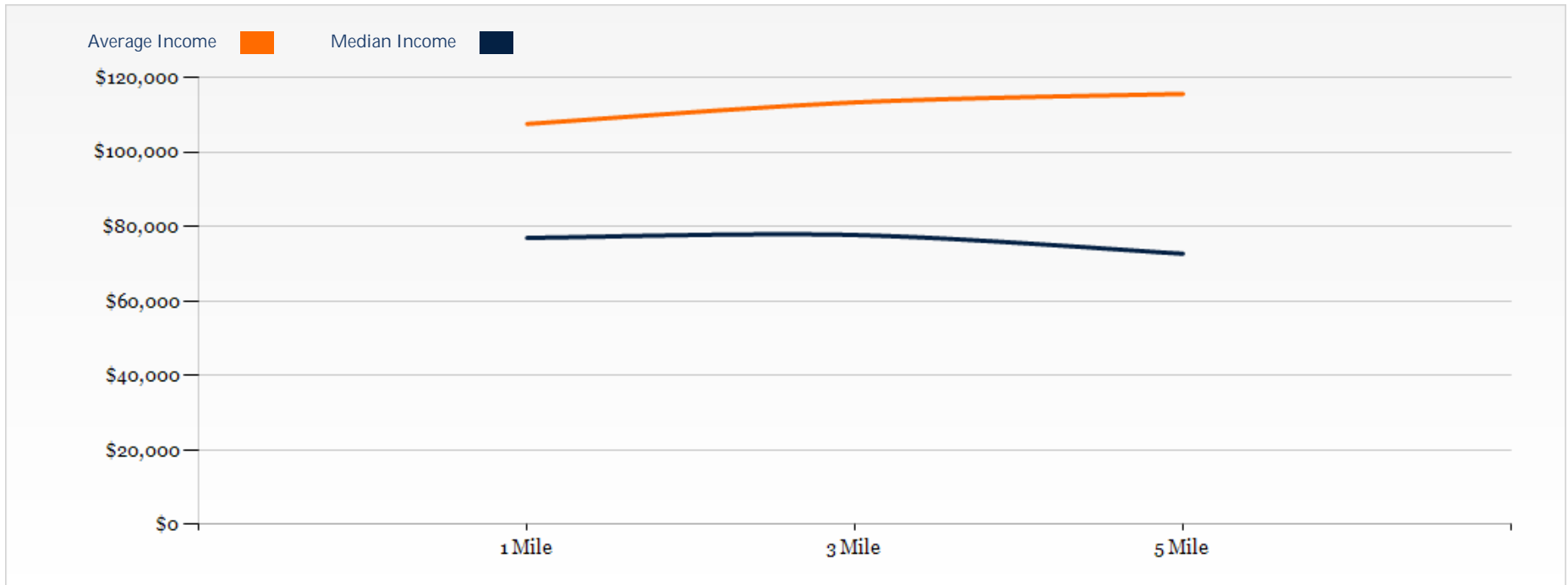




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



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