

# Market Place Center

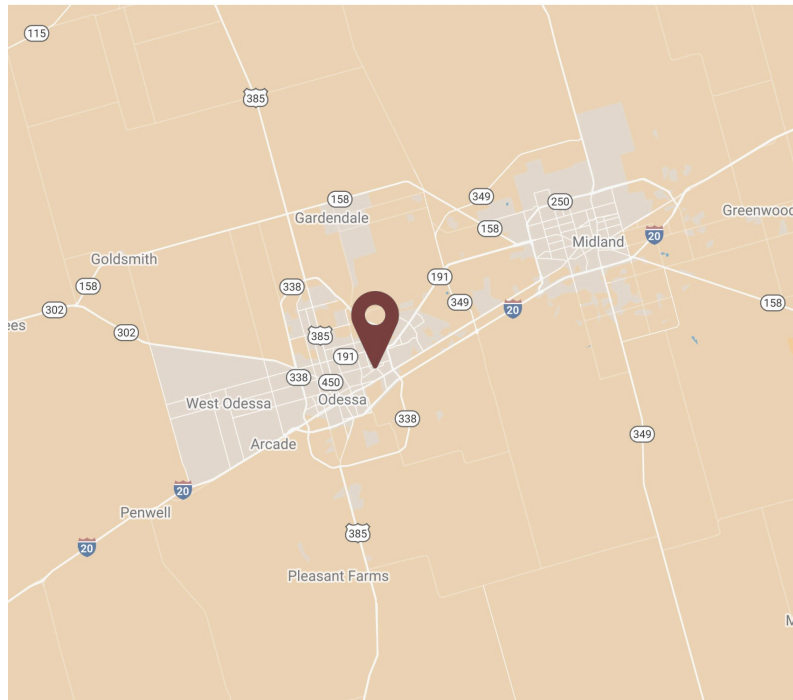
4555 E University Blvd, Odessa, TX 79762



Four Spaces between 874 - 2,973 Sqft. Available

## PROPERTY HIGHLIGHTS

- Located at the prime intersection of East University Blvd and JBS Hwy, which sees a combined vehicle count of 44,900 per day
- Many service-based co-tenants including massage parlors, manicure shops, beauty parlors, hair salons, and restaurants.
- Co-tenants include Edible Arrangements, Steins Ultra, Loan Depot, Agave Bar, & Lombardi's.
- Five points of ingress/egress with over 1,100 ft of road frontage & pylon signage.



## FOOT TRAFFIC OVERVIEW

ANNUAL CUSTOMERS

ANNUAL VISITS



217K



288K

AVG VISITS/CUSTOMER

AVG VISIT DURATION



1.32



81 MIN

TOP 3 HOURS

TOP 3 DAYS



7:00PM - 6.1K  
6:00PM - 5.3K  
8:00PM - 5.1K



FRIDAY - 5.1K  
SATURDAY - 4.8K  
WEDNESDAY - 3.5K

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

Annual Center Demographics

True Trade Area

Median Household Income

\$67,300

Bachelor's Degree or Higher

18.6%

Median Age

30.7 Years

Persons per Household

2.65

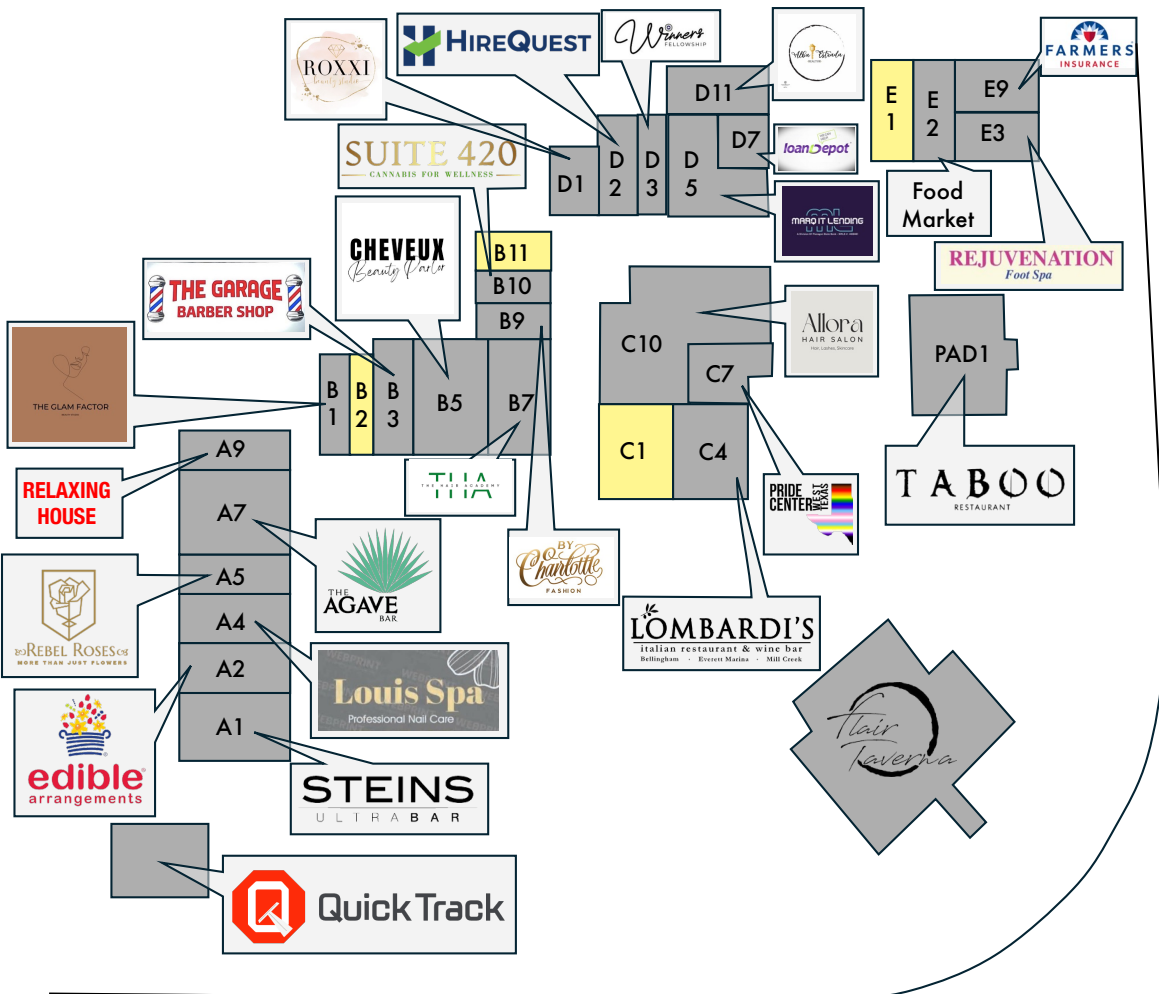
The demographic data reflects the property's True Trade Area capturing 70% of visits with a Polygon boundary type.





# SITE PLAN

Legend:  Available  Leased  Not Owned



JBS Hwy. (25,900 VPD)

East University Blvd. (19,000 VPD)

Suite	Tenant	Sqft.
A1	Stein Bar	2,875
A2	Edible Arrangements	2,015
A4	Louis Spa	1,993
A5	Rebel Roses Flower Shop	1,474
A7	Agave Bar	3,327
A9	Relaxing House	1,642
B1	Glam Factor	1,200
B2	Available	1,000
B3	Garage Barbershop	1,575
B5	Cheveux Beauty	2,968
B7	Hair Academy	2,700
B9	By Charlotte Fashion	824
B10	Suite 420	986
B11	Available	874
C1	Available	2,973
C4	Lombardi's Bar	2,882
C7	Pride Center of West Texas	2,100
C10	Allora Salon	4,200
D1	Roxxi Beauty	1,000
D2	Hire Quest	1,490
D3	Winners Fellowship	1,300
D5	Marq-it Lending	2,000
D7	Loan Depot	1,500
D11	Alba Estrada	1,600
E1	Available	1,735
E2	Food Market	1,596
E3	Rejuvenation Foot Spa	1,663
E9	Farmers Insurance	1,641
Pad1	Flair's Italian	8,100
Pad2	Taboo Restaurant	4,707



## LEASING CONTACT

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