



SIZE

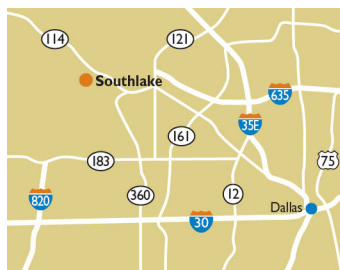
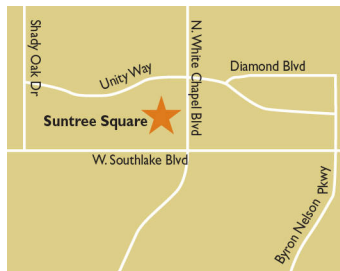
99,269 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,364	49,807	140,891
Households	1,581	15,960	49,856
Median HH Income (\$)	191,183	181,169	158,320

MAJOR TENANT(S)

Tom Thumb
 EarthWise Pet Supply
 European Wax Center



LOCATION

100 W. Southlake Blvd. | Southlake, TX 76092

PROPERTY HIGHLIGHTS

- Anchored by Tom Thumb
- Additional national and regional tenants include Earthwise Pet Supply, European Wax Center and Pizza Hut
- The center is situated on West Southlake Boulevard, which benefits from over 55,400 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

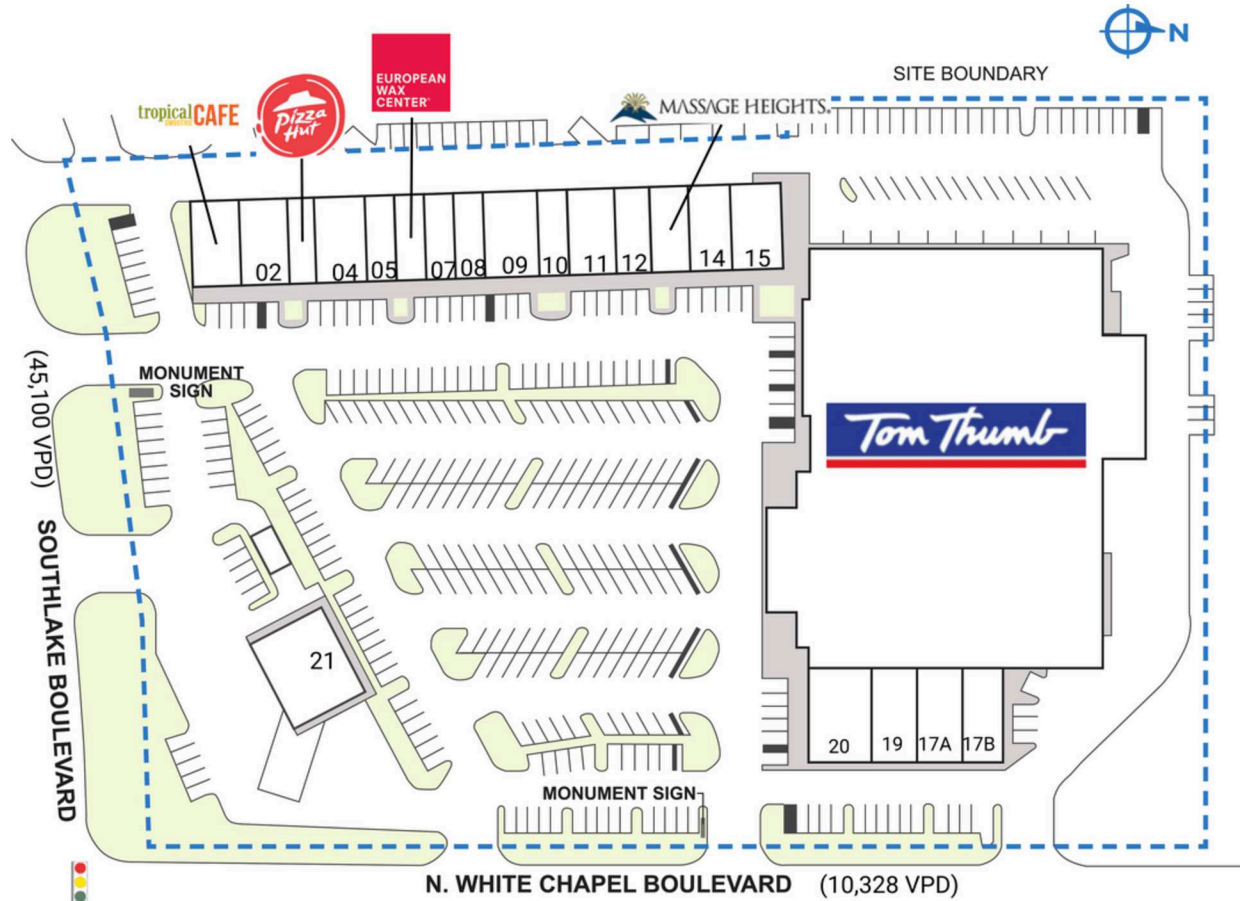


SUNTREE SQUARE

100 W. Southlake Blvd. | Southlake, TX 76092

SPACE	TENANT	SQ. FT.
01	Tropical Smoothie Cafe	1,960 SF
02	J. Tiger Martial Arts	2,000 SF
03	Pizza Hut	1,200 SF
04	Monarchy Cleaners	2,100 SF
05	Smart Bronze Tan	1,200 SF
06	European Wax Center	1,200 SF
07	DaVinci Dentistry	1,200 SF
08	Sushi Go	1,200 SF
09	EarthWise Pet Supply	2,667 SF
10	Kush Cigar House	1,200 SF
11	BitCare	2,040 SF
12	M&S Tailor	1,083 SF
13	Massage Heights	2,100 SF
14	Fringe Studio	1,483 SF
15	Southlake Nails	1,500 SF
16	Tom Thumb	63,556 SF
17A	Claffey Pools	2,098 SF
17B	Art House	1,863 SF
19	Formula Wellness	2,100 SF
20	Dr. Robert Meyer	2,640 SF
21	Tom Thumb Fuel	2,879 SF
TOTAL SQ. FT.		99,269

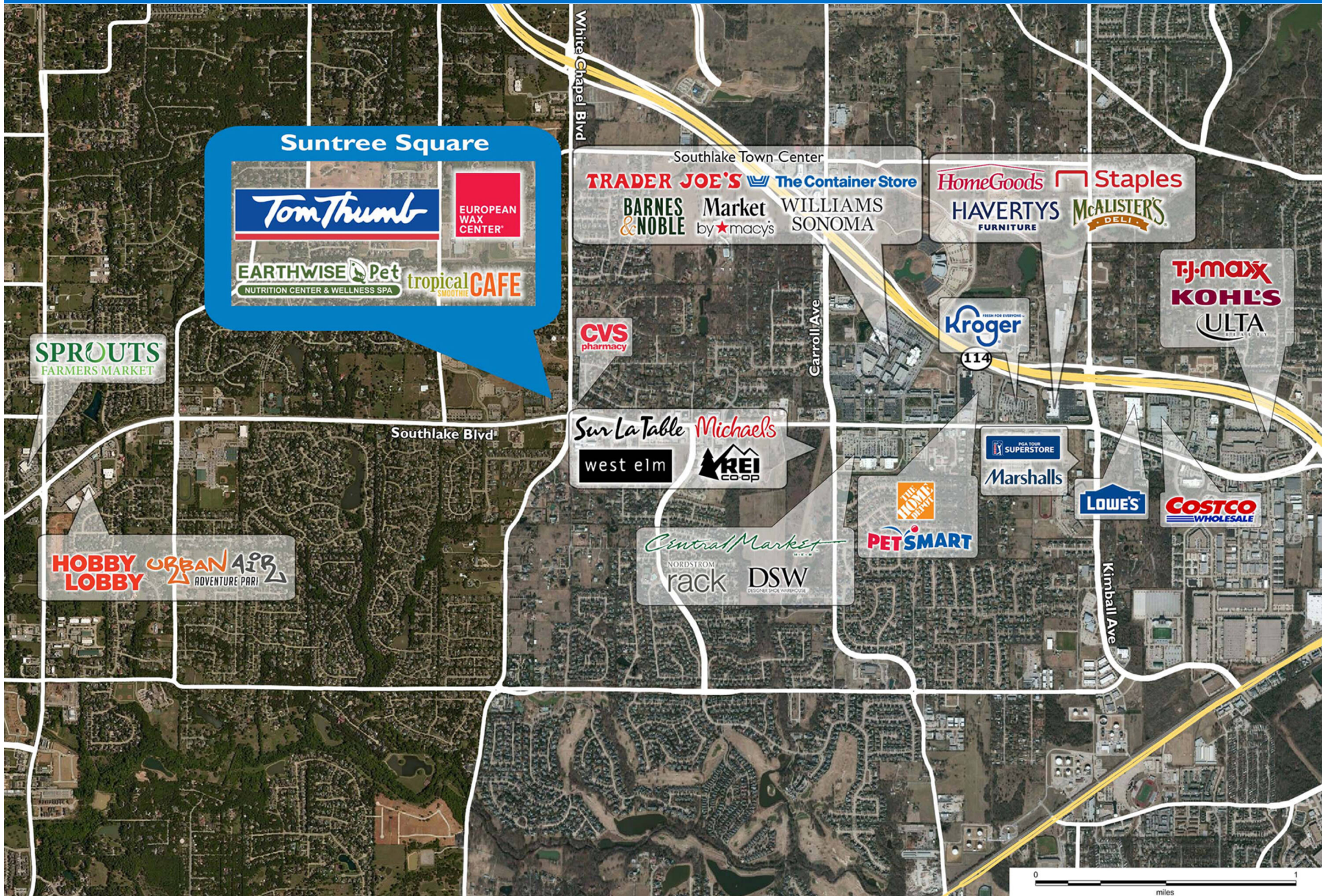
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SUNTREE SQUARE

100 W. Southlake Blvd. | Southlake, TX 76092



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.943244

Longitude: -97.152031

Suntree Square Southlake, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,364	49,807	140,891
	2028 Projected Population	5,183	49,063	140,598
	2010 Census Population	4,860	42,376	121,843
	2000 Census Population	4,609	34,483	98,165
	1990 Census Population	573	14,210	56,192
	Historical Annual Growth 1990 to 2000	23.18%	9.27%	5.74%
	Historical Annual Growth 2000 to 2010	0.53%	2.08%	2.18%
	Estimated Annual Growth 2010 to 2023	0.72%	1.18%	1.06%
	Projected Annual Growth 2023 to 2028	-0.69%	-0.30%	-0.04%
	Median Age	42.8	44.2	44.7
Households	Q4 2023 Estimated Households	1,581	15,960	49,856
	2028 Projected Households	1,528	15,745	49,832
	2010 Census Households	1,438	13,629	42,872
	2000 Census Households	1,298	10,796	33,409
	1990 Census Households	188	4,832	19,868
	Historical Annual Growth 1990 to 2000	21.33%	8.37%	5.33%
	Historical Annual Growth 2000 to 2010	1.03%	2.36%	2.53%
	Estimated Annual Growth 2010 to 2023	0.69%	1.15%	1.10%
	Projected Annual Growth 2023 to 2028	-0.69%	-0.27%	-0.01%
	Population per Household	3.39	3.10	2.81
Population by Race	White	69.4%	70.0%	72.4%
	Black or African American	1.1%	2.2%	2.7%
	Asian & Pacific Islander	16.7%	12.5%	8.3%
	Other Races	4.7%	4.4%	4.5%
	Hispanic Population	8.2%	10.8%	12.1%
Income	Average Household Income	\$386,795	\$297,248	\$222,234
	Median Household Income	\$191,183	\$181,169	\$158,320
	Per Capita Income	\$114,042	\$95,624	\$78,962
Education (Age 25+)	Elementary	0.0%	0.8%	1.2%
	Some High School	1.2%	1.0%	1.6%
	High School Graduate	5.7%	8.6%	11.3%
	Some College	8.4%	12.9%	16.7%
	Associates Degree Only	2.2%	5.7%	6.4%
	Bachelors Degree Only	43.9%	41.8%	39.4%
	Graduate Degree	38.6%	29.1%	23.4%
Business	Number of Businesses	303	2,300	5,453
	Total Number of Employees	4,443	33,038	78,463
	Employees per Business	14.68	14.37	14.39
	Residential Population per Business	17.73	21.66	25.84

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.