SIZE

80,540 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,307	21,241	63,436
Households	1,716	8,178	25,038
Median HH Income ($)	58,124	53,724	49,664

MAJOR TENANT(S)

Southern States
Cooperative
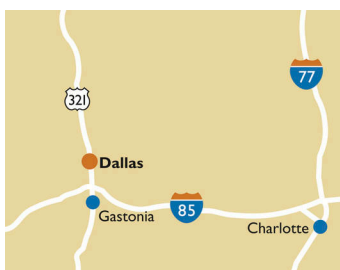
LOCATION

3130 Dallas-High Shoals Highway | Dallas, NC 28034

PROPERTY HIGHLIGHTS

- Located off US-321 (41,700 VPD), two miles north of I-85 and Gastonia (20 miles east of Charlotte)

- Close proximity to Gaston College main campus

- Stable and growing economic market

- Population greater than 63,400 within five miles with average household income of more than $65,300

LEASING CONTACT

Jordan Titshaw
Mobile (770) 906-4251
jtitshaw@phillipsedison.com

MORE INFO

www.phillipsedison.com

PHILLIPS EDISON & COMPANY®

SPACE	TENANT	SQ. FT.
ATM	Bank of America, ATM	
01000	Southern States Cooperative	29,362 SF
01005	Desirable Dynamics	14,638 SF
01010	AVAILABLE	4,140 SF
01015	Gastonia ABC System	3,100 SF
01020	AVAILABLE	2,000 SF
01030	Domino's Pizza	1,200 SF
01040	Ormaza Family Karate	6,000 SF
01050	Dallas Tobacco & Vape	3,100 SF
01052	Dragon Palace	2,300 SF
01054	Sassy Nails	1,300 SF
01056	Sweet Grace Candy and Ice Cream	1,400 SF
01058	Metro by T-Mobile	1,500 SF
01059	AVAILABLE	10,500 SF
TOTAL SQ. FT.		**80,540**

SITE LEGEND

- 🟧 Available
- ☐ Occupied
- 🟦 Leased (not occupied)
- ⬜ Owned by Others
- ⬚ Site Boundary

U.S. HIGHWAY 321
(31,809) VPD

metro by T-Mobile

STORAGE

01010 01015 01020 01040 01050 01052 01056 01059

01005 01054

Domino's Pizza

SOUTHERN STATES
Farmer owned since 1923.

NORTH STAR RESTAURANT

N

DALLAS-HIGH SHOALS HIGHWAY
OLD U.S. HIGHWAY 155
(9,973) VPD

PHILLIPS EDISON & COMPANY®

Windsor Center
SOUTHERN STATES
Domino's

321

FOOD LION
DOLLAR TREE
AutoZone
321
DOLLAR GENERAL
FAMILY DOLLAR
Dallas Cherryville Hwy
Trade St
275
Walmart Neighborhood Market
Advance Auto Parts
Walgreens
ingles
275
Dallas High Shoals Hwy

0   miles   1

PHILLIPS EDISON & COMPANY®

Demographic Summary Report
1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval

Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 35.316314   Longitude: -81.189441

Windsor Center Dallas, NC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Q4 2023 Estimated Population	4,307	21,241	63,436
2028 Projected Population	4,384	21,506	62,680
2010 Census Population	3,640	17,237	56,769
2000 Census Population	3,110	16,221	55,317
1990 Census Population	2,903	16,116	54,840
Historical Annual Growth 1990 to 2000	0.69%	0.06%	0.09%
Historical Annual Growth 2000 to 2010	1.59%	0.61%	0.26%
Estimated Annual Growth 2010 to2023	1.23%	1.53%	0.81%
Projected Annual Growth 2023 to 2028	0.35%	0.25%	-0.24%
Median Age	40.7	38.5	39.6
Households			
Q4 2023 Estimated Households	1,716	8,178	25,038
2028 Projected Households	1,744	8,271	24,707
2010 Census Households	1,431	6,563	21,649
2000 Census Households	1,193	6,246	21,607
1990 Census Households	1,142	5,926	20,785
Historical Annual Growth 1990 to 2000	0.44%	0.53%	0.39%
Historical Annual Growth 2000 to 2010	1.83%	0.50%	0.02%
Estimated Annual Growth 2010 to 2023	1.33%	1.61%	1.06%
Projected Annual Growth 2023 to 2028	0.33%	0.23%	-0.27%
Population per Household	2.47	2.54	2.48
Population by Race			
White	69.5%	56.0%	55.7%
Black or African American	15.0%	26.7%	27.3%
Asian & Pacific Islander	1.4%	1.0%	1.0%
Other Races	3.5%	4.9%	4.8%
Hispanic Population	10.7%	11.3%	11.2%
Income			
Average Household Income	$69,742	$64,876	$65,368
Median Household Income	$58,124	$53,724	$49,664
Per Capita Income	$28,215	$25,445	$26,295
Education (Age 25+)			
Elementary	3.0%	5.6%	6.0%
Some High School	8.6%	10.4%	10.4%
High School Graduate	34.3%	33.7%	33.2%
Some College	19.9%	23.6%	22.9%
Associates Degree Only	14.8%	12.5%	11.2%
Bachelors Degree Only	15.7%	11.4%	12.2%
Graduate Degree	3.7%	2.8%	4.1%
Business			
Number of Businesses	105	371	2,189
Total Number of Employees	1,161	4,842	30,728
Employees per Business	11.02	13.07	14.03
Residential Population per Business	40.89	57.32	28.97