



SIZE

40,608 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|
| Population | | |
| 15,442 | 52,822 | 137,414 |
| Households | | |
| 4,851 | 17,353 | 46,747 |
| Median HH Income (\$) | | |
| 99,977 | 103,762 | 103,182 |

MAJOR TENANT(S)

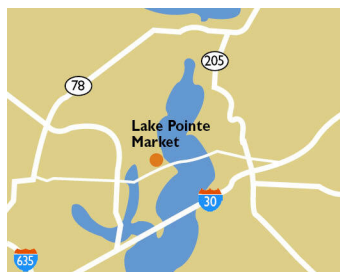
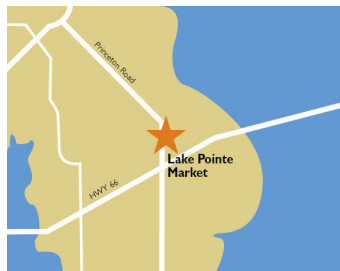
OneMain Financial
H&R Block
Sylvan Learning
Supercuts

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

6702 Dalrock Road | Rowlett, TX 75088

PROPERTY HIGHLIGHTS

- Anchored by Tom Thumb with H&R Block, Bank of America and Supercuts
- Population exceeds 52,800 in a three-mile radius with an average income household exceeding \$119,800
- Located at the high-traffic intersection of Dalrock Road and Lakeview Parkway - Over 41,300 VPD



LAKE POINTE MARKET

6702 Dalrock Road | Rowlett, TX 75088

| SPACE | TENANT | SQ. FT. |
|----------------------|-------------------------|-----------------|
| A106 | DFW Vapor | 1,168 SF |
| A108 | Panda Pho | 1,235 SF |
| A110 | Modern Nail Bar | 3,326 SF |
| A112 | Donut Garden | 1,400 SF |
| A116 | Catfish Connection | 1,125 SF |
| A120 | Bank of America | 1,540 SF |
| A122 | Ephesus Bistro & Grill | 1,830 SF |
| A124 | Supercuts | 1,200 SF |
| A126 | Verzion | 1,300 SF |
| A128 | The Vision Gallery | 1,875 SF |
| A132 | AVAILABLE | 1,125 SF |
| A136 | Sylvan Learning | 1,500 SF |
| B100 | Supreme Foot Spa | 1,615 SF |
| B104 | A+ Nails | 1,300 SF |
| B108 | OneMain Financial | 2,025 SF |
| B112 | Pretty Pup More | 1,125 SF |
| B120 | COMING AVAILABLE | 4,900 SF |
| B124 | Sushi Go | 1,500 SF |
| B126 | H&R Block | 1,500 SF |
| B128 | Stoner's Pizza Joint | 1,319 SF |
| B134 | Burger Island | 2,700 SF |
| C100 | DentalOne Partners | 4,000 SF |
| SHAD | Tom Thumb | |
| TOTAL SQ. FT. | | 40,608 |

| | |
|--|--|
| 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.

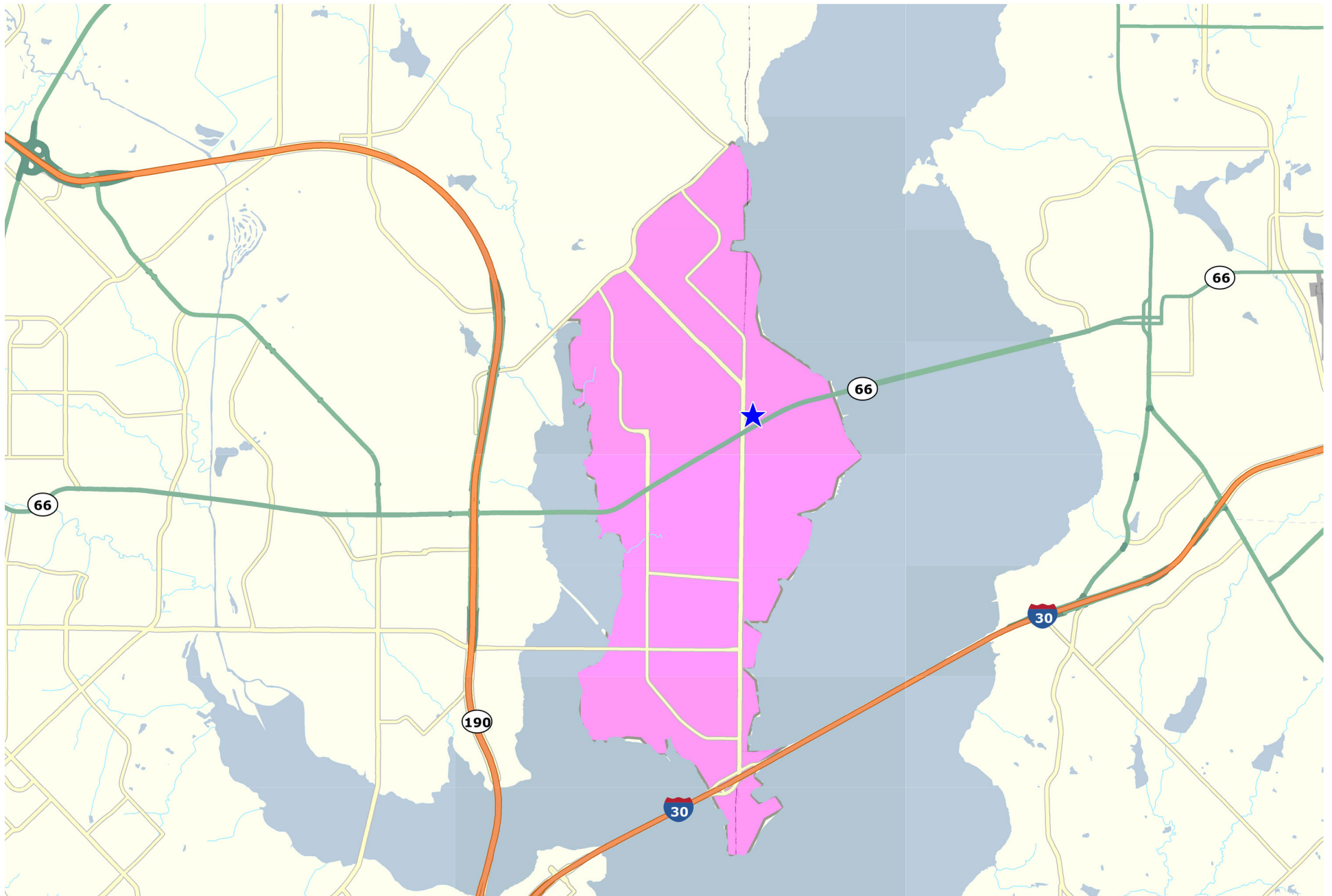
LAKE POINTE MARKET

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 15, 2024



| Lake Pointe Market Rowlett, TX | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius | Custom Trade Area |
|-----------------------------------|---------------------------------------|------------------|------------------|------------------|-------------------|
| Population | Q4 2022 Estimated Population | 15,442 | 52,822 | 137,414 | 34,451 |
| | 2027 Projected Population | 15,884 | 55,510 | 143,685 | 36,327 |
| | 2010 Census Population | 12,666 | 42,721 | 109,718 | 28,023 |
| | 2000 Census Population | 9,313 | 30,488 | 78,837 | 21,816 |
| | 1990 Census Population | 4,927 | 17,506 | 45,039 | 11,891 |
| | Historical Annual Growth 1990 to 2000 | 6.57% | 5.70% | 5.76% | 6.26% |
| | Historical Annual Growth 2000 to 2010 | 3.12% | 3.43% | 3.36% | 2.54% |
| | Estimated Annual Growth 2010 to 2022 | 1.57% | 1.68% | 1.78% | 1.63% |
| | Projected Annual Growth 2022 to 2027 | 0.57% | 1.00% | 0.90% | 1.07% |
| | Median Age | 36.5 | 37.4 | 38.1 | 36.6 |
| Households | Q4 2022 Estimated Households | 4,851 | 17,353 | 46,747 | 11,113 |
| | 2027 Projected Households | 4,988 | 18,230 | 48,802 | 11,740 |
| | 2010 Census Households | 3,969 | 13,992 | 37,546 | 8,981 |
| | 2000 Census Households | 2,848 | 9,904 | 26,974 | 6,912 |
| | 1990 Census Households | 1,573 | 5,929 | 15,818 | 3,987 |
| | Historical Annual Growth 1990 to 2000 | 6.12% | 5.26% | 5.48% | 5.65% |
| | Historical Annual Growth 2000 to 2010 | 3.37% | 3.52% | 3.36% | 2.65% |
| | Estimated Annual Growth 2010 to 2022 | 1.59% | 1.70% | 1.73% | 1.69% |
| | Projected Annual Growth 2022 to 2027 | 0.56% | 0.99% | 0.86% | 1.10% |
| | Population per Household | 3.13 | 3.02 | 2.93 | 3.07 |
| Population by Race | White | 56.7% | 58.9% | 61.0% | 56.8% |
| | Black or African American | 14.7% | 14.7% | 12.3% | 14.8% |
| | Asian & Pacific Islander | 5.6% | 5.0% | 5.8% | 4.8% |
| | Other Races | 3.0% | 3.5% | 3.4% | 3.3% |
| | Hispanic Population | 20.0% | 17.9% | 17.4% | 20.3% |
| Income | Average Household Income | \$113,754 | \$119,852 | \$123,452 | \$111,589 |
| | Median Household Income | \$99,977 | \$103,762 | \$103,182 | \$97,020 |
| | Per Capita Income | \$36,263 | \$39,598 | \$42,162 | \$36,334 |
| Education (Age 25+) | Elementary | 1.7% | 1.7% | 2.5% | 1.7% |
| | Some High School | 6.5% | 4.3% | 3.5% | 5.6% |
| | High School Graduate | 17.9% | 19.2% | 20.2% | 19.3% |
| | Some College | 29.4% | 26.0% | 24.7% | 28.2% |
| | Associates Degree Only | 10.5% | 10.0% | 9.4% | 11.3% |
| | Bachelors Degree Only | 21.5% | 27.2% | 26.4% | 23.7% |
| | Graduate Degree | 12.6% | 11.6% | 13.2% | 10.2% |
| Business | Number of Businesses | 161 | 604 | 2,799 | 279 |
| | Total Number of Employees | 1,899 | 7,315 | 34,962 | 3,322 |
| | Employees per Business | 11.77 | 12.11 | 12.49 | 11.90 |
| | Residential Population per Business | 95.72 | 87.43 | 49.09 | 123.39 |

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