



SIZE

99,269 square feet

DEMOGRAPHICS

	1 mile	2 mile	3 mile
Population	6,122	50,763	143,905
Households	1,824	16,336	50,427
Median HH Income (\$)	187,304	163,790	131,319

MAJOR TENANT(S)

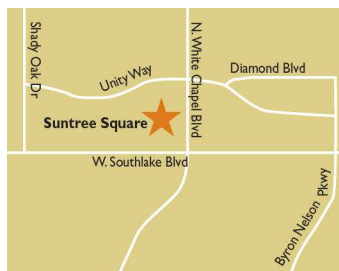
Tom Thumb
 Earthwise Pet Supply
 Brain Balance
 Starbucks

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

100 W. Southlake Blvd. | Southlake, TX 76092

PROPERTY HIGHLIGHTS

- Anchored by Tom Thumb
- Additional national and regional tenants include Massage Heights, Brain Balance, Earthwise Pet Supply, Subway, European Wax Center, Pizza Hut and Starbucks
- The center is situated on West Southlake Boulevard, which benefits from over 46,000 vehicles per day



SUNTREE SQUARE

100 W. Southlake Blvd. | Southlake, TX 76092

SPACE	TENANT	SQ. FT.
01	Starbucks	1,960 SF
02	J. Tiger Martial Arts	2,000 SF
03	Pizza Hut	1,200 SF
04	Duncan's 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	Subway	1,200 SF
09	Earthwise Pet Supply	2,667 SF
10	Snip-its Haircuts for Kids	1,200 SF
11	Brain Balance	2,040 SF
12	M&S Tailor	1,083 SF
13	Massage Heights	2,100 SF
14	Fringe Salon and Studio	1,483 SF
15	Southlake Nails	1,500 SF
16	Tom Thumb	63,556 SF
17A	Claffey Pools	2,098 SF
17B	AVAILABLE	1,863 SF
19	Mukthi Premium Wellness Center	2,100 SF
20	Dr. Robert Meyer	2,640 SF
21	Magic Texaco	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

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Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2018 Estimates & Q2 2023 Projections
Calculated using TAS Retrieval



Sep 13, 2019

Latitude: 32.941910 Longitude: -97.151510

Suntree Square Southlake, TX		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	6,121	50,458	143,905	722,641
	2023 Projected Population	6,684	54,341	154,213	770,758
	2000 Census Population	4,630	34,512	99,995	475,820
	1990 Census Population	628	15,122	57,831	320,844
	Historical Annual Growth 1990 to 2000	22.11%	8.60%	5.63%	4.02%
	Estimated Annual Growth 2000 to 2018	1.50%	2.05%	1.96%	2.25%
	Projected Annual Growth 2018 to 2023	1.77%	1.49%	1.39%	1.30%
	Median Age	42.06	42.84	43.45	37.82
Households	Current Estimated Households	1,824	16,233	50,520	266,239
	2023 Projected Households	1,992	17,476	54,112	283,894
	2000 Census Households	1,321	10,826	33,985	174,436
	1990 Census Households	195	5,080	20,310	119,630
	Historical Annual Growth 1990 to 2000	21.09%	7.86%	5.28%	3.84%
	Estimated Annual Growth 2000 to 2018	1.74%	2.18%	2.14%	2.28%
	Projected Annual Growth 2018 to 2023	1.77%	1.49%	1.38%	1.29%
Population per Household	3.36	3.11	2.84	2.71	
Population by Race	White	82.07%	78.43%	79.39%	68.57%
	Black or African American	1.49%	2.51%	2.44%	6.20%
	Asian & Pacific Islander	9.39%	6.77%	5.42%	6.99%
	Hispanic or Latino Population	4.65%	9.95%	10.36%	15.16%
	Other Races	2.39%	2.33%	2.39%	3.08%
Income	Average Household Income	\$256,076	\$223,137	\$174,267	\$114,846
	Median Household Income	\$186,366	\$162,334	\$129,091	\$85,969
	Per Capita Income	\$76,319	\$71,816	\$61,310	\$42,403
Education (Age 25+)	Elementary	0.03%	1.88%	1.88%	2.78%
	Some High School	0.69%	1.10%	1.98%	3.89%
	High School Graduate	8.06%	9.73%	12.24%	17.97%
	Some College	12.90%	17.33%	19.63%	23.29%
	Associates Degree Only	3.27%	5.02%	6.13%	7.69%
	Bachelors Degree Only	46.46%	39.52%	37.06%	29.98%
	Graduate Degree	28.59%	25.43%	21.08%	14.42%
Business	Number of Businesses	230	2,104	5,136	18,240
	Total Number of Employees	3,980	34,025	115,454	409,053
	Employees per Business	17.28	16.17	22.48	22.43
	Residential Population per Business	26.58	23.99	28.02	39.62