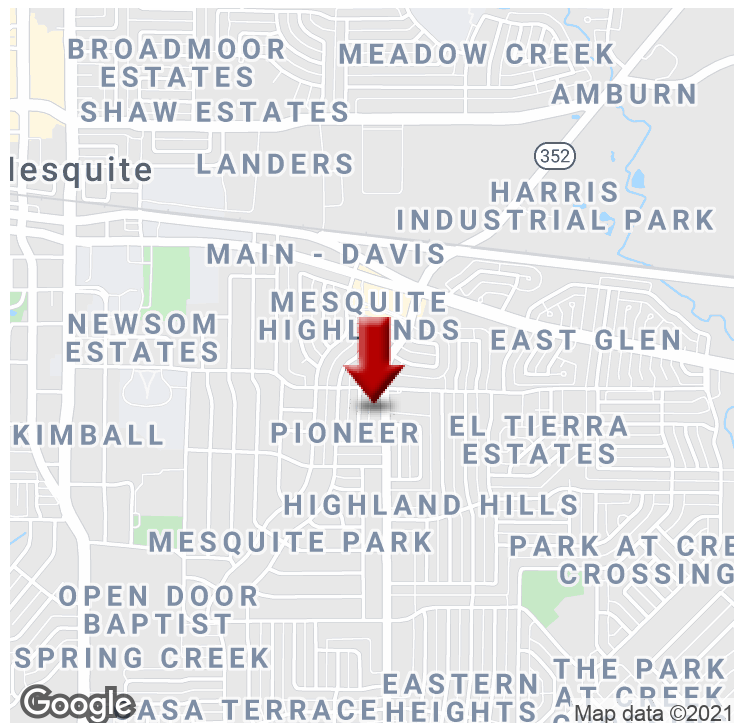


RETAIL FOR LEASE

PIONEER SHOPPING CENTER

625 Pioneer Rd., Mesquite, TX 75149



OFFERING SUMMARY

AVAILABLE SF:	1,150 SF
LEASE RATE:	\$1,300.00 per month (1)
LOT SIZE:	1.53 Acres
BUILDING SIZE:	18,000 SF
ZONING:	GR, Mesquite
MARKET:	Dallas/Ft Worth
SUBMARKET:	Mesquite

PROPERTY OVERVIEW

Located on the southwest quadrant of Newsom Rd and Pioneer Rd. Minutes away from Texas Regional Medical Center. Close proximity to Mesquite High School.

Space comes with a big reception area, One office, and restroom

Current tenants:

Dollar General Store
Reliance Property Management
Donut Palace
Magic Touch Hair Salon
Angel's Rehab

PROPERTY HIGHLIGHTS

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

MARAM SHAWISH
Agent
0: 214.799.9647
mshawish@kwcommercial.com
TX #0720452

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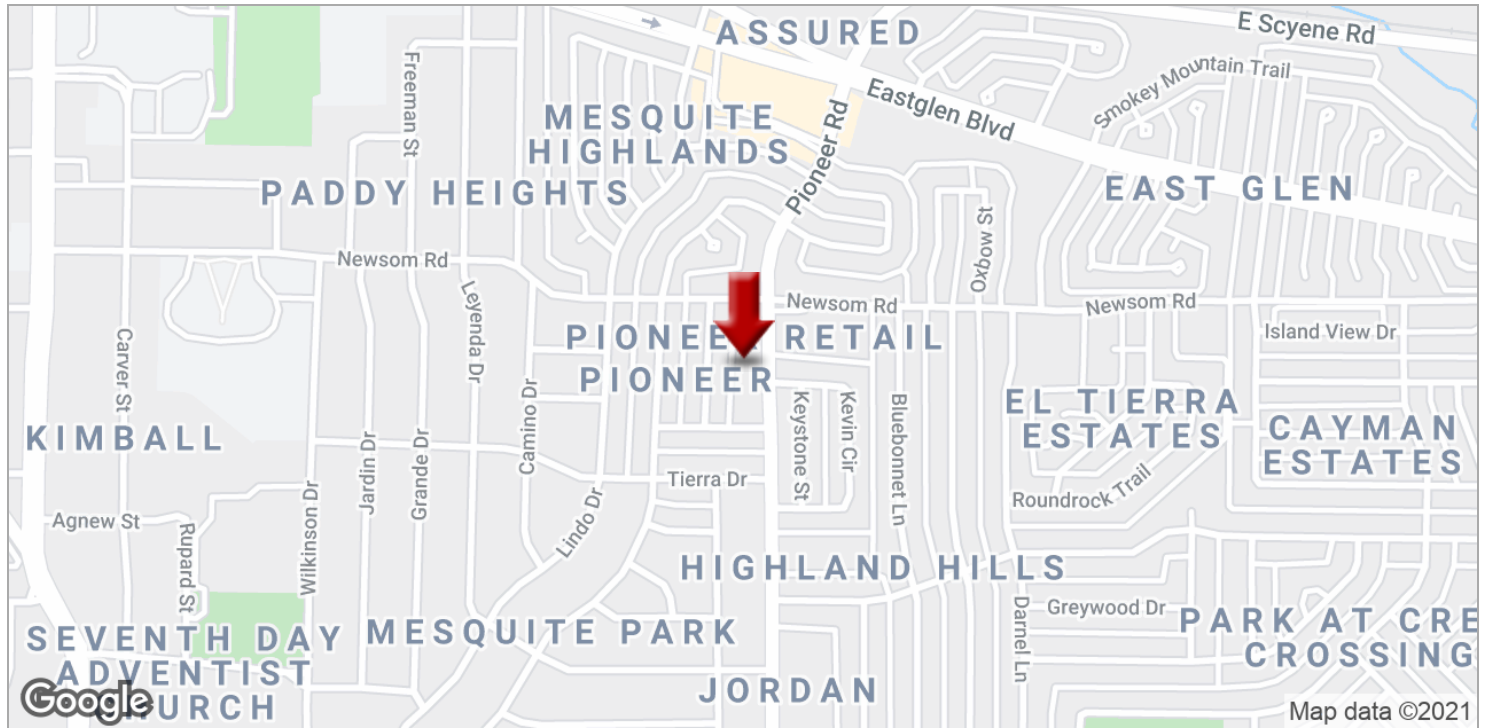
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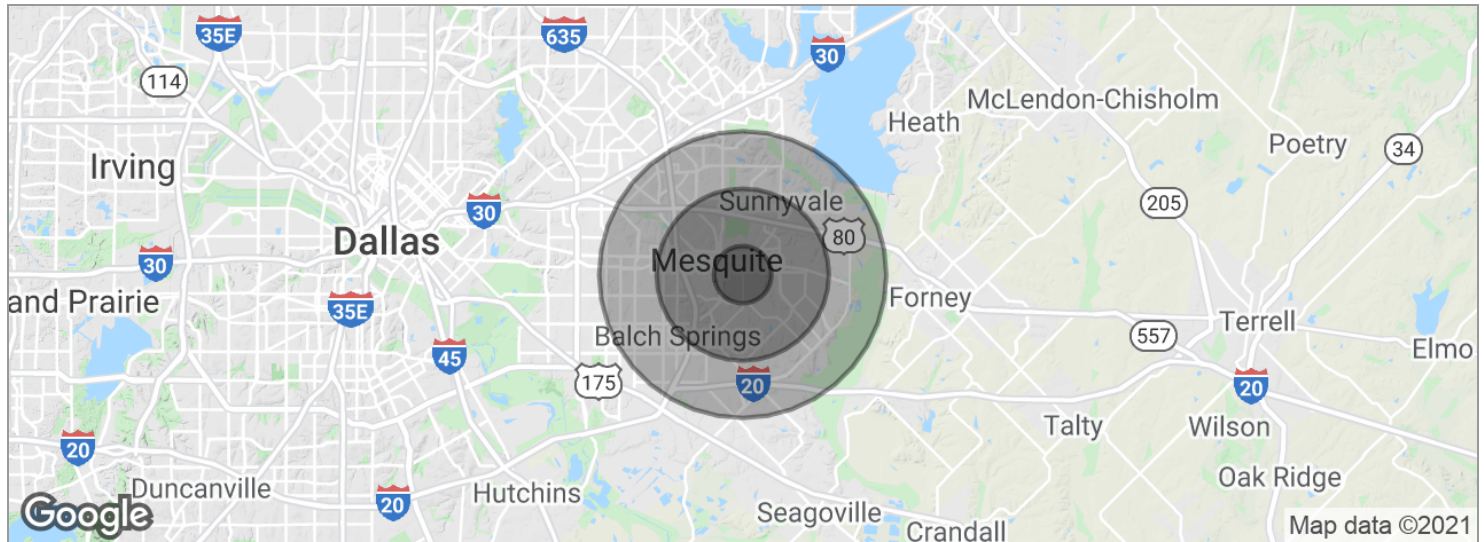
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,274	72,466	178,996
Median age	34.6	33.2	31.7
Median age (male)	34.8	32.2	30.8
Median age (Female)	34.6	33.9	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,055	23,453	57,838
# of persons per HH	3.0	3.1	3.1
Average HH income	\$60,142	\$66,409	\$61,758
Average house value	\$112,014	\$147,556	\$152,251

** Demographic data derived from 2010 US Census*

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PIONEER SHOPPING CENTER

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

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