



# Gateway Station

Burleson, TX

Dallas-Fort Worth-Arlington (TX)



**Douglas Schooley**  
Leasing Representative  
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AERIAL



GROSS LEASABLE AREA (GLA)	367,552 SF
PARKING SPACES	2,040
PARKING RATIO	5.55 per 1,000 SF



DENSITY AERIAL

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www.kimcorealty.com/104960

■ Available ■ Non-Controlled ● Curbside Pick-up



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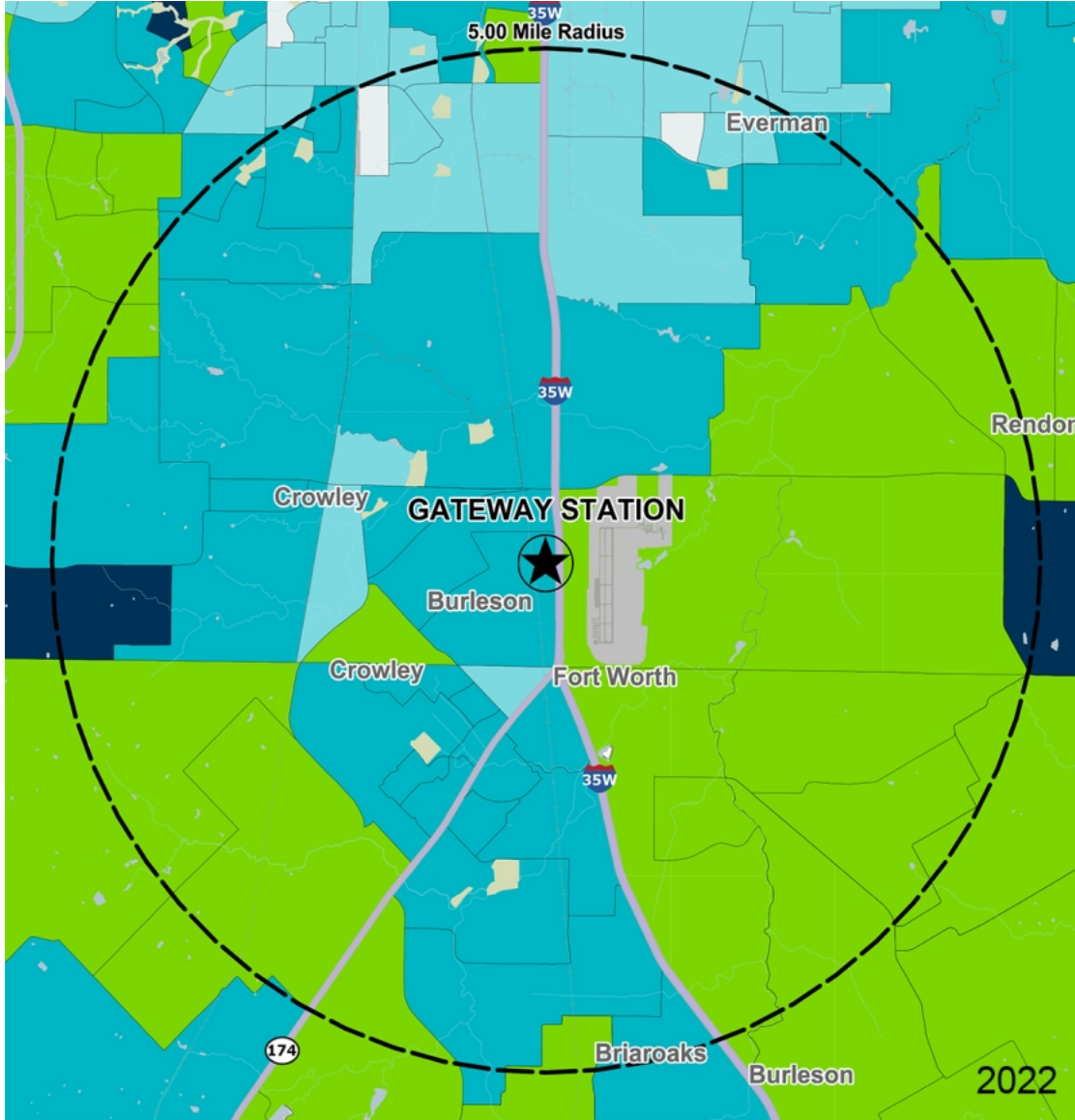
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Boot Barn	15,354	16 Deluxe Nail Salon	1,838	31 Claire's Boutiques	1,200
2 Michaels	23,838	17 Rowdy Bell Co.	3,600	32 The Joint Chiropractic	871
3 Ross Dress for Less	30,187	18 Panda Express	2,000	33 GameStop	1,400
4 Five Below	8,577	19 Knockouts Haircuts for Men	1,443	34 AT&T	3,200
5 Kohl's	86,584	20 Rice Master - Korean BBQ Bibim	2,000	35 Feng Cha	1,400
6 TJ Maxx	28,000	21 Spencer Gifts	3,000	36 In and Out Smart Repair	1,200
7 PetSmart	18,875	22 Music & Arts Center	2,782	37 H&R Block	2,414
8 Uptown Cheapskate	5,000	23 Zales Jewelers	1,800	38 MyEyeDr	3,125
9 Sweet Frog	1,999	24 Spectrum	3,600	39 Cotton Patch	4,698
10 Available	5,783	25 Ultimate Sports Nutrition	1,597	40 Party City	9,042
11 Grand Nail Salon	3,225	26 Boundless Barbershop	1,138	41 Famous Footwear	10,000
12 iCRYO Recovery & Wellness	3,225	27 The Children's Place	4,502	44 Rally House	8,000
13 Old Navy	14,800	28 Mattress Firm	4,500	47 HomeGoods	23,942
14 Lane Bryant	4,805	29 Luxury Nails	1,200		
15 Ulta	10,408	30 The UPS Store	1,400		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



Google

COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,220	69,944	142,807
Daytime Pop	8,441	59,792	120,051
Households	2,759	23,991	47,758
Average HH Income	\$92,315	\$92,635	\$92,362
Median HH Income	\$79,165	\$78,760	\$77,657
Per Capita Income	\$31,000	\$31,887	\$30,971

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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McAlister Road & Ashbury Blvd. on Hwy. 35, Burleson, TX



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