



Gateway Station

Burleson, TX

Dallas-Fort Worth-Arlington (TX)

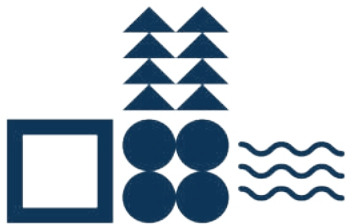


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AERIAL



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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 ■ Potentially Available ■ Non-Controlled ● A Curbside Pick-up



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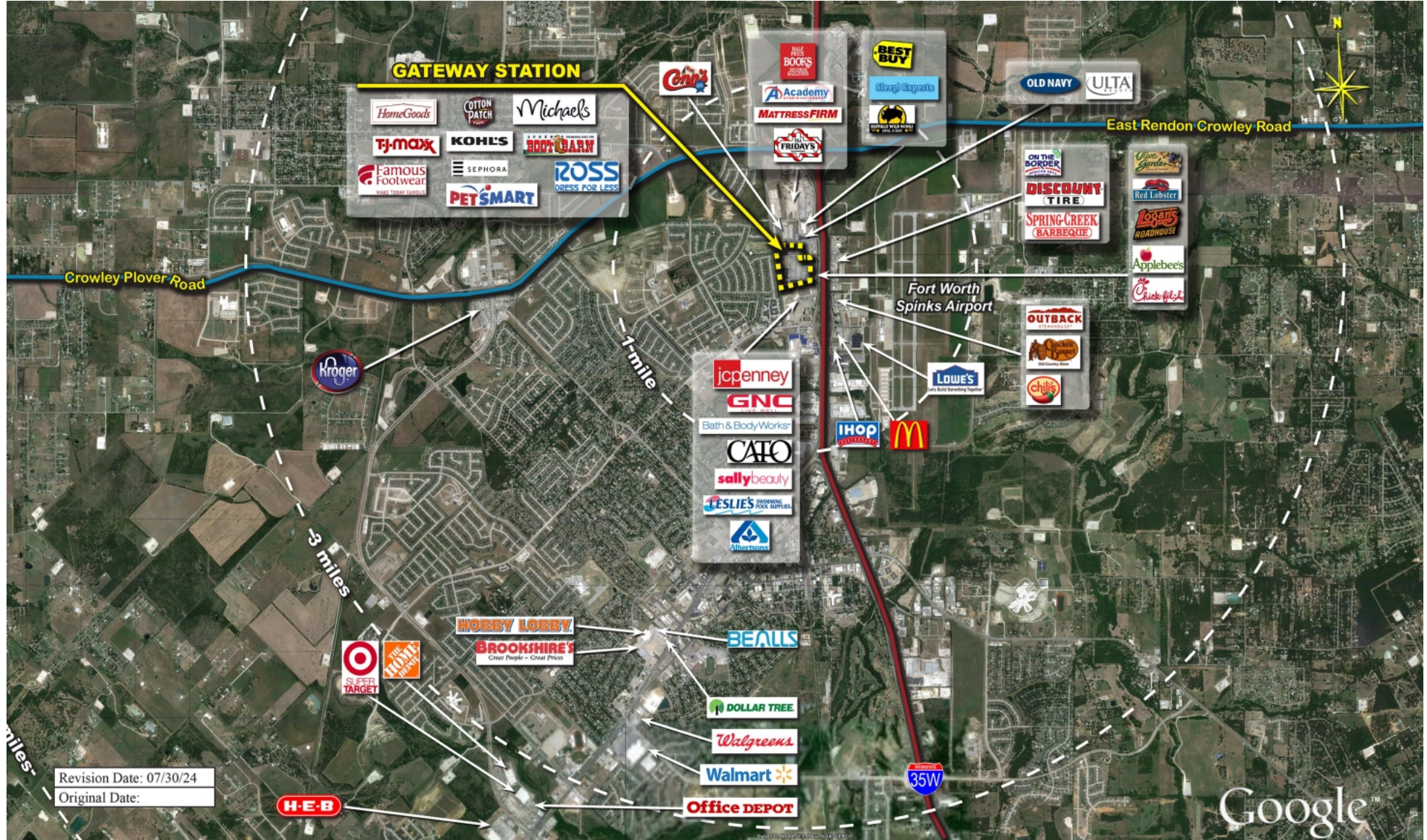
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Boot Barn	15,354	16 Deluxe Nail Salon	1,838	30 The UPS Store	1,400
2 Michaels	23,838	17 Available	3,600	31 Claire's Boutiques	1,200
3 Ross Dress for Less	30,187	18 Panda Express	2,000	32 The Joint Chiropractic	871
4 Five Below	8,577	19 Knockouts Haircuts for Men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

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.

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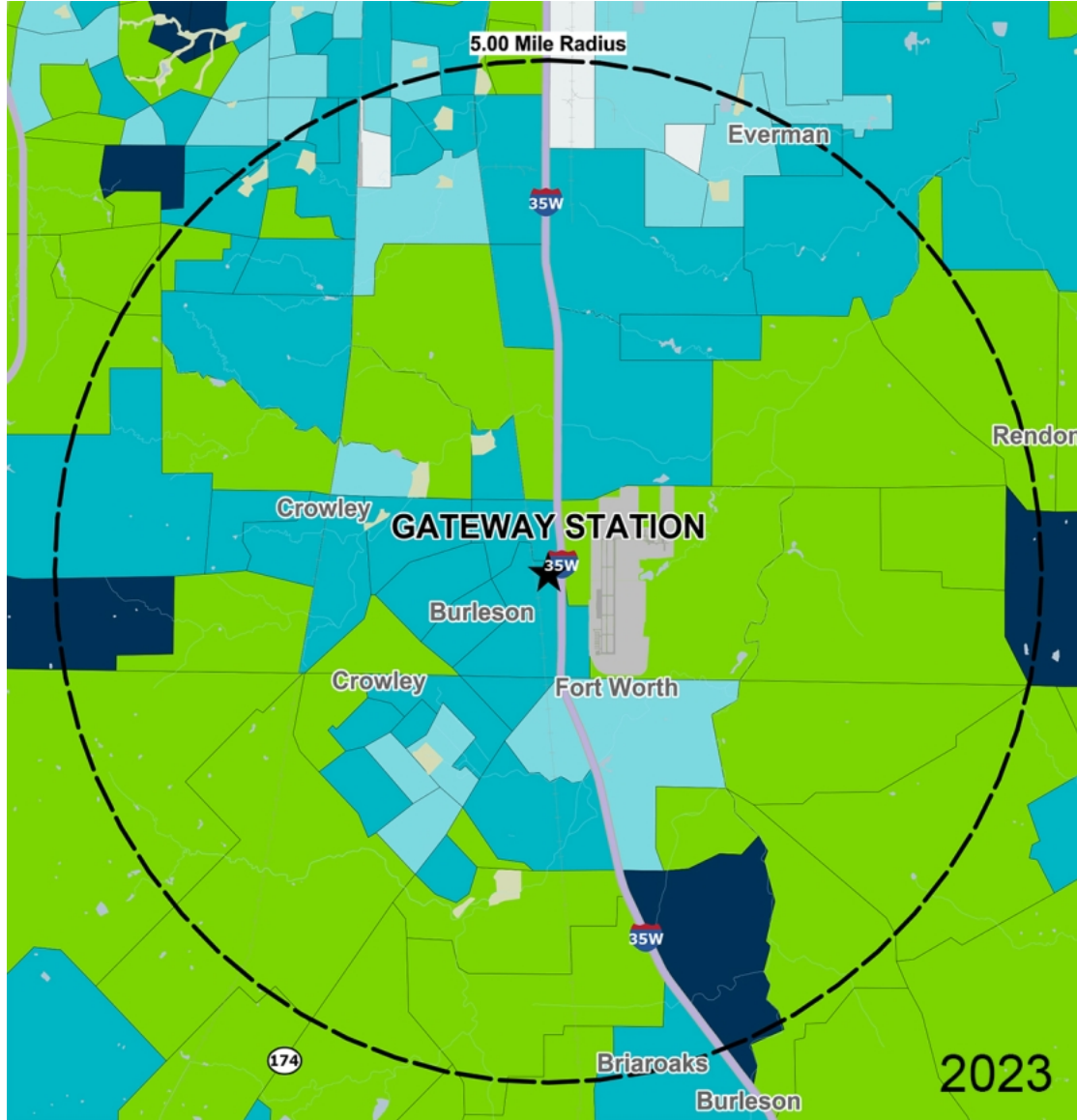


COMPETITION MAP

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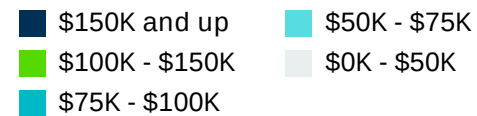
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,745	67,768	148,500
Daytime Pop	7,980	58,678	118,533
Households	2,692	23,479	49,449
Average HH Income	\$93,736	\$97,295	\$100,688
Median HH Income	\$81,532	\$83,613	\$83,830
Per Capita Income	\$32,663	\$33,881	\$33,647

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



Gateway Station

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



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