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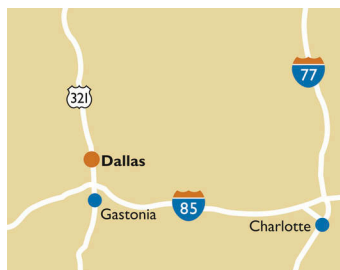
80,540 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,324	19,778	61,948
Households	1,657	7,592	23,684
Median HH Income (\$)	53,333	48,827	45,097

MAJOR TENANT(S)

Southern States
Cooperative



LOCATION

3130 Dallas-High Shoals Highway | Dallas, NC 28034

PROPERTY HIGHLIGHTS

- Located off US-321 (41,700 VPD), two miles north of I-85 and Gastonia (20 miles east of Charlotte)
- Close proximity to Gaston College main campus
- Stable and growing economic market
- Population greater than 61,900 within five miles with average household income of more than \$59,200

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



WINDSOR CENTER

3130 Dallas-High Shoals Highway | Dallas, NC 28034

SPACE	TENANT	SQ. FT.
ATM	Bank of America, ATM	
01000	Southern States Cooperative	29,362 SF
01005	Desirable Dynamics	14,638 SF
01010	Route 74 Fitness	4,140 SF
01015	Gastonia ABC System	3,100 SF
01020	AVAILABLE	2,000 SF
01030	Domino's Pizza	1,200 SF
01040	Ormaza Family Karate	6,000 SF
01050	Dallas Tobacco & Vape	3,100 SF
01052	Dragon Palace	2,300 SF
01054	Sassy Nails	1,300 SF
01056	Sweet Grace Candy and Ice Cream	1,400 SF
01058	Metro by T-Mobile	1,500 SF
01059	AVAILABLE	10,500 SF
TOTAL SQ. FT.		80,540

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.

WINDSOR CENTER

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Windsor Center Dallas, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,324	19,778	61,948
	2027 Projected Population	4,401	20,166	62,188
	2010 Census Population	3,877	17,271	56,709
	2000 Census Population	3,192	16,102	55,174
	1990 Census Population	3,146	16,126	54,994
	Historical Annual Growth 1990 to 2000	0.14%	-0.01%	0.03%
	Historical Annual Growth 2000 to 2010	1.96%	0.70%	0.27%
	Estimated Annual Growth 2010 to 2022	0.86%	1.07%	0.70%
	Projected Annual Growth 2022 to 2027	0.36%	0.39%	0.08%
	Median Age	38.8	38.5	39.5
Households	Q2 2022 Estimated Households	1,657	7,592	23,684
	2027 Projected Households	1,686	7,738	23,776
	2010 Census Households	1,484	6,633	21,628
	2000 Census Households	1,209	6,195	21,504
	1990 Census Households	1,287	5,965	20,669
	Historical Annual Growth 1990 to 2000	-0.62%	0.38%	0.40%
	Historical Annual Growth 2000 to 2010	2.06%	0.69%	0.06%
	Estimated Annual Growth 2010 to 2022	0.87%	1.06%	0.71%
	Projected Annual Growth 2022 to 2027	0.36%	0.38%	0.08%
	Population per Household	2.49	2.56	2.54
Population by Race	White	76.6%	62.6%	61.1%
	Black or African American	12.2%	24.7%	25.7%
	Asian & Pacific Islander	0.9%	0.5%	0.6%
	Other Races	2.9%	3.4%	3.3%
	Hispanic Population	7.3%	8.9%	9.3%
Income	Average Household Income	\$65,567	\$60,662	\$59,233
	Median Household Income	\$53,333	\$48,827	\$45,097
	Per Capita Income	\$26,400	\$23,722	\$23,197
Education (Age 25+)	Elementary	4.4%	5.9%	6.4%
	Some High School	7.5%	11.3%	11.2%
	High School Graduate	38.0%	34.6%	34.2%
	Some College	21.0%	23.7%	23.0%
	Associates Degree Only	13.7%	11.2%	10.5%
	Bachelors Degree Only	11.3%	9.8%	10.7%
	Graduate Degree	4.0%	3.5%	4.0%
Business	Number of Businesses	135	407	1,957
	Total Number of Employees	1,893	6,298	33,356
	Employees per Business	14.05	15.47	17.04
	Residential Population per Business	32.08	48.58	31.66

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