



SIZE

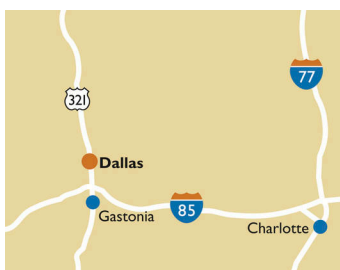
80,540 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|
| Population | | |
| 4,307 | 21,241 | 63,436 |
| Households | | |
| 1,716 | 8,178 | 25,038 |
| Median HH Income (\$) | | |
| 58,124 | 53,724 | 49,664 |

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 63,400 within five miles with average household income of more than \$65,300

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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 | AVAILABLE | 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 | |



WINDSOR CENTER

3130 Dallas-High Shoals Highway | Dallas, NC 28034



WINDSOR CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.316314

Longitude: -81.189441

| Windsor Center Dallas, NC | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 4,307 | 21,241 | 63,436 |
| | 2028 Projected Population | 4,384 | 21,506 | 62,680 |
| | 2010 Census Population | 3,640 | 17,237 | 56,769 |
| | 2000 Census Population | 3,110 | 16,221 | 55,317 |
| | 1990 Census Population | 2,903 | 16,116 | 54,840 |
| | Historical Annual Growth 1990 to 2000 | 0.69% | 0.06% | 0.09% |
| | Historical Annual Growth 2000 to 2010 | 1.59% | 0.61% | 0.26% |
| | Estimated Annual Growth 2010 to 2023 | 1.23% | 1.53% | 0.81% |
| | Projected Annual Growth 2023 to 2028 | 0.35% | 0.25% | -0.24% |
| | Median Age | 40.7 | 38.5 | 39.6 |
| Households | Q4 2023 Estimated Households | 1,716 | 8,178 | 25,038 |
| | 2028 Projected Households | 1,744 | 8,271 | 24,707 |
| | 2010 Census Households | 1,431 | 6,563 | 21,649 |
| | 2000 Census Households | 1,193 | 6,246 | 21,607 |
| | 1990 Census Households | 1,142 | 5,926 | 20,785 |
| | Historical Annual Growth 1990 to 2000 | 0.44% | 0.53% | 0.39% |
| | Historical Annual Growth 2000 to 2010 | 1.83% | 0.50% | 0.02% |
| | Estimated Annual Growth 2010 to 2023 | 1.33% | 1.61% | 1.06% |
| | Projected Annual Growth 2023 to 2028 | 0.33% | 0.23% | -0.27% |
| | Population per Household | 2.47 | 2.54 | 2.48 |
| Population by Race | White | 69.5% | 56.0% | 55.7% |
| | Black or African American | 15.0% | 26.7% | 27.3% |
| | Asian & Pacific Islander | 1.4% | 1.0% | 1.0% |
| | Other Races | 3.5% | 4.9% | 4.8% |
| | Hispanic Population | 10.7% | 11.3% | 11.2% |
| Income | Average Household Income | \$69,742 | \$64,876 | \$65,368 |
| | Median Household Income | \$58,124 | \$53,724 | \$49,664 |
| | Per Capita Income | \$28,215 | \$25,445 | \$26,295 |
| Education (Age 25+) | Elementary | 3.0% | 5.6% | 6.0% |
| | Some High School | 8.6% | 10.4% | 10.4% |
| | High School Graduate | 34.3% | 33.7% | 33.2% |
| | Some College | 19.9% | 23.6% | 22.9% |
| | Associates Degree Only | 14.8% | 12.5% | 11.2% |
| | Bachelors Degree Only | 15.7% | 11.4% | 12.2% |
| | Graduate Degree | 3.7% | 2.8% | 4.1% |
| Business | Number of Businesses | 105 | 371 | 2,189 |
| | Total Number of Employees | 1,161 | 4,842 | 30,728 |
| | Employees per Business | 11.02 | 13.07 | 14.03 |
| | Residential Population per Business | 40.89 | 57.32 | 28.97 |

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