



SIZE

40,608 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,442	52,822	137,414
Households		
4,851	17,353	46,747
Median HH Income (\$)		
99,977	103,762	103,182

MAJOR TENANT(S)

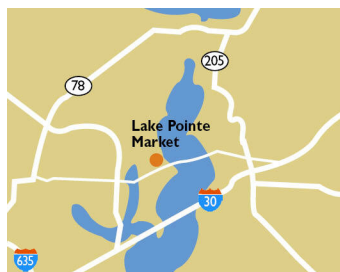
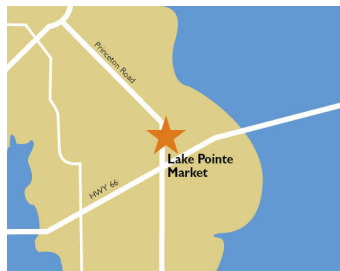
OneMain Financial
 H&R Block
 Sylvan Learning
 Supercuts

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

6702 Dalrock Road | Rowlett, TX 75088

PROPERTY HIGHLIGHTS

- Anchored by Tom Thumb with H&R Block, Bank of America and Supercuts
- Population exceeds 50,300 in a three-mile radius with an average income household exceeding \$131,800
- Located at the high-traffic intersection of Dalrock Road and Lakeview Parkway - Over 41,300 VPD



LAKE POINTE MARKET

6702 Dalrock Road | Rowlett, TX 75088

SPACE	TENANT	SQ. FT.
A106	DFW Vapor	1,168 SF
A108	Panda Pho	1,235 SF
A110	Modern Nail Bar	3,326 SF
A112	Donut Garden	1,400 SF
A116	Catfish Connection	1,125 SF
A120	Bank of America	1,540 SF
A122	Ephesus Bistro & Grill	1,830 SF
A124	Supercuts	1,200 SF
A126	Verzion	1,300 SF
A128	The Vision Gallery	1,875 SF
A132	COMING AVAILABLE	1,125 SF
A136	Sylvan Learning	1,500 SF
B100	Supreme Foot Spa	1,615 SF
B104	A+ Nails	1,300 SF
B108	OneMain Financial	2,025 SF
B112	Pretty Pup More	1,125 SF
B120	COMING AVAILABLE	4,900 SF
B124	Sushi Go	1,500 SF
B126	H&R Block	1,500 SF
B128	Stoner's Pizza Joint	1,319 SF
B134	Burger Island	2,700 SF
C100	DentalOne Partners	4,000 SF
SHAD	Tom Thumb	
TOTAL SQ. FT.		40,608

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.

LAKE POINTE MARKET

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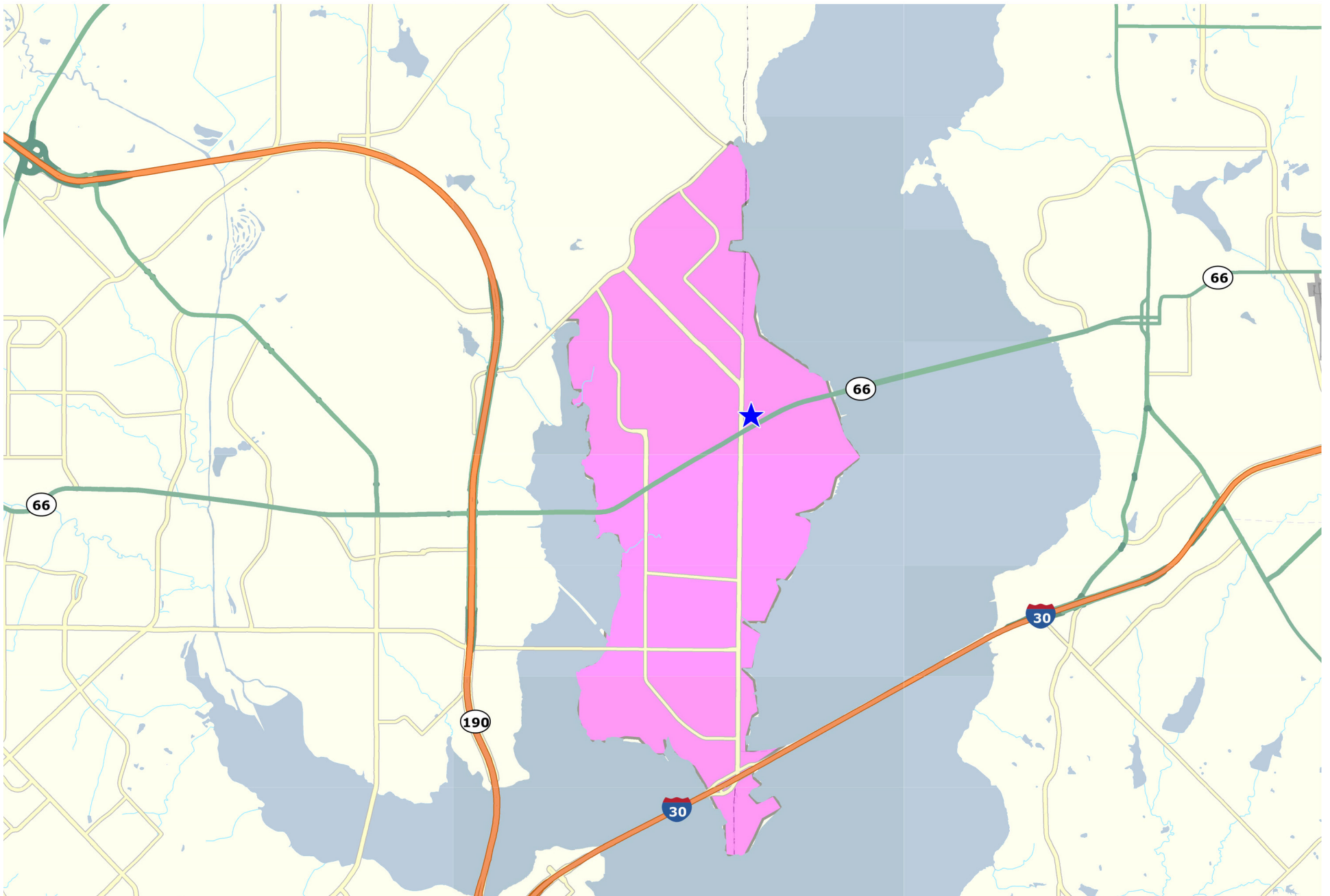
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 15, 2024



Lake Pointe Market Rowlett, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	Custom Trade Area
Population	Q4 2022 Estimated Population	15,442	52,822	137,414	34,451
	2027 Projected Population	15,884	55,510	143,685	36,327
	2010 Census Population	12,666	42,721	109,718	28,023
	2000 Census Population	9,313	30,488	78,837	21,816
	1990 Census Population	4,927	17,506	45,039	11,891
	Historical Annual Growth 1990 to 2000	6.57%	5.70%	5.76%	6.26%
	Historical Annual Growth 2000 to 2010	3.12%	3.43%	3.36%	2.54%
	Estimated Annual Growth 2010 to 2022	1.57%	1.68%	1.78%	1.63%
	Projected Annual Growth 2022 to 2027	0.57%	1.00%	0.90%	1.07%
	Median Age	36.5	37.4	38.1	36.6
Households	Q4 2022 Estimated Households	4,851	17,353	46,747	11,113
	2027 Projected Households	4,988	18,230	48,802	11,740
	2010 Census Households	3,969	13,992	37,546	8,981
	2000 Census Households	2,848	9,904	26,974	6,912
	1990 Census Households	1,573	5,929	15,818	3,987
	Historical Annual Growth 1990 to 2000	6.12%	5.26%	5.48%	5.65%
	Historical Annual Growth 2000 to 2010	3.37%	3.52%	3.36%	2.65%
	Estimated Annual Growth 2010 to 2022	1.59%	1.70%	1.73%	1.69%
	Projected Annual Growth 2022 to 2027	0.56%	0.99%	0.86%	1.10%
	Population per Household	3.13	3.02	2.93	3.07
Population by Race	White	56.7%	58.9%	61.0%	56.8%
	Black or African American	14.7%	14.7%	12.3%	14.8%
	Asian & Pacific Islander	5.6%	5.0%	5.8%	4.8%
	Other Races	3.0%	3.5%	3.4%	3.3%
	Hispanic Population	20.0%	17.9%	17.4%	20.3%
Income	Average Household Income	\$113,754	\$119,852	\$123,452	\$111,589
	Median Household Income	\$99,977	\$103,762	\$103,182	\$97,020
	Per Capita Income	\$36,263	\$39,598	\$42,162	\$36,334
Education (Age 25+)	Elementary	1.7%	1.7%	2.5%	1.7%
	Some High School	6.5%	4.3%	3.5%	5.6%
	High School Graduate	17.9%	19.2%	20.2%	19.3%
	Some College	29.4%	26.0%	24.7%	28.2%
	Associates Degree Only	10.5%	10.0%	9.4%	11.3%
	Bachelors Degree Only	21.5%	27.2%	26.4%	23.7%
	Graduate Degree	12.6%	11.6%	13.2%	10.2%
Business	Number of Businesses	161	604	2,799	279
	Total Number of Employees	1,899	7,315	34,962	3,322
	Employees per Business	11.77	12.11	12.49	11.90
	Residential Population per Business	95.72	87.43	49.09	123.39

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