



# Grocery Store Opportunity

Retail Space Available | Mt. Pleasant, Texas

## PROPERTY HIGHLIGHTS

Shadow Anchored by Lowe's  
Only Regional Shopping Center within 30 miles  
Within minutes of Regional Hospital  
Located on I-30 and Highway 271 (Loop) 39,700  
Traffic Counts

## TRAFFIC COUNTS

Highway 271: 14,700  
Interstate-30: 25,000

## AREA RETAILERS



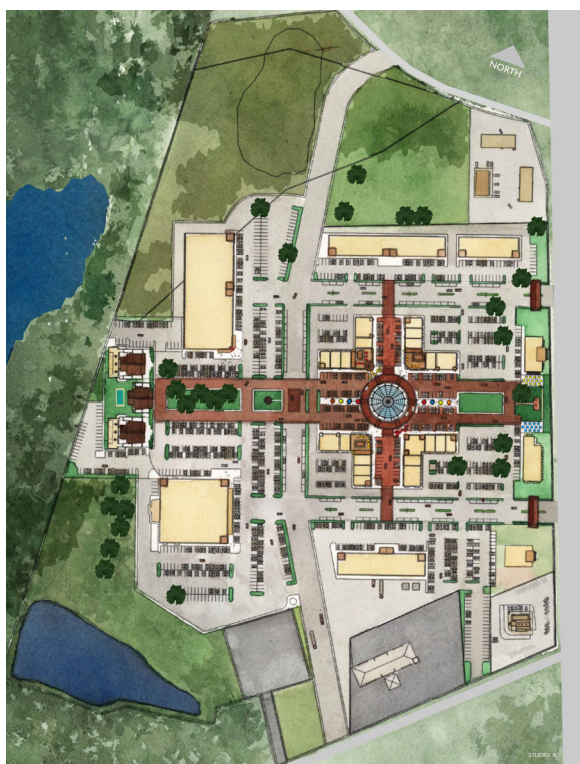
## LEASING CONTACT

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The **Lakeside Regional Shopping Center** site is located at the North West corner of Interstate 30 and Highway 271 (the new loop around Mt. Pleasant) in the heart of the East Texas I-30 corridor that connects Dallas and Texarkana. It is one of the primary shopping, dining and hotel locations between those two cities.

The site will be an open air shopping center positioned 118 miles from Dallas and 63 miles from Texarkana. As the only regional shopping area within 30 miles, it offers an incredible secondary market opportunity, allowing retailers to have a presence in a market that currently services 90,000+ residents and a gap leakage of \$372,329,100.

**Mt. Pleasant, Texas is leaking approximately  
\$60,835,300 in Grocery Store sales.**

## DEMOGRAPHICS

Retail Trade Area Population ..... 84,500  
Average Household Income ..... \$50,990  
Per Capita Income ..... \$18,440

## POPULATION BY RACE/ETHNICITY

White ..... 72.84%  
Black or African American ..... 11.31%  
Hispanic Origin ..... 24.73%  
Median Age ..... 37.50



## SHADOW ANCHORED BY LOWE'S

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SOURCES: The Retail Coach, LLC | US Census Bureau | Nielsen 2011, 2012

