

Location:

- Northwest corner of Lake June Road and Buckner Boulevard, Dallas, Texas.

Shopping Center:

- 23,000 square foot retail center anchored by AutoZone.

Area Development:

- Pleasant Grove area retail options are sparse, with few professionally run, quality centers in the area. In addition, retail development lags severely behind residential activity. The Hispanic community has seen significant growth since 2000. The trade area is currently 70% Hispanic.

Thoroughfares:

- Lake June Road and Buckner Boulevard are 6-lane divided boulevards. To the east and west, Lake June Road connects to Hwy 635, Loop 12 and Hwy 175. To the north and south, Buckner Boulevard (Loop12) connects Hwy 175, I-30 and then extends to the west, connecting I-45 and I-35. Together, Buckner Boulevard and Lake June Road act as the main retail corridors for the trade area.

Traffic Counts:

- Lake June Road: 22,656 VPD
 - Buckner Boulevard: 30,246 VPD
- *Traffic counts are based on 24 hour period, bidirectional flow (NCTCOG)*



Demographics			
Radius	Population	Avg. H.H Income	% Hispanic
1 Mile	17,626	\$42,144	74.61%
2 Miles	59,130	\$41,581	64.28%
3 Miles	112,515	\$41,556	62.32%

**Source: Claritas 2011*

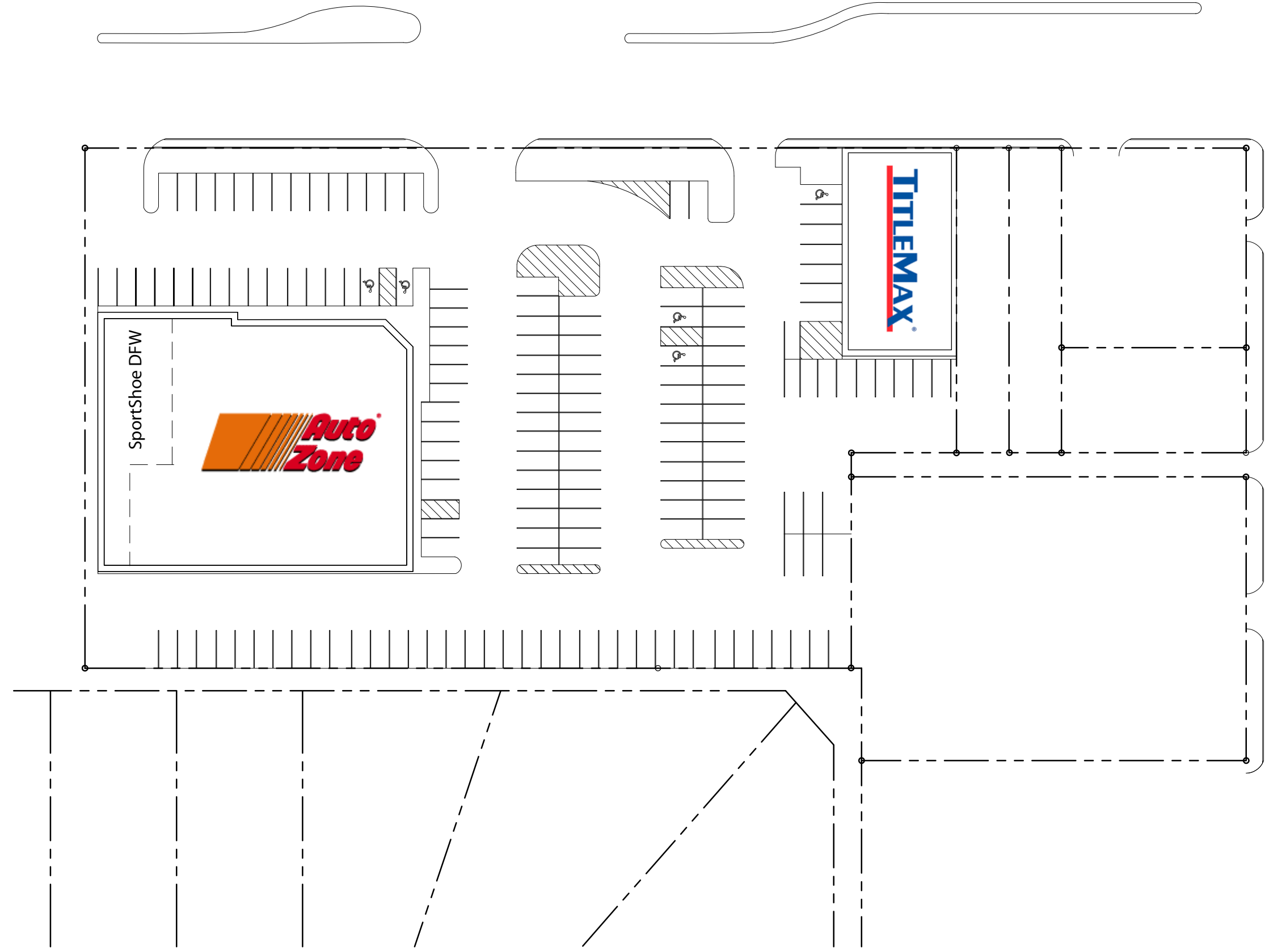
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South Buckner Boulevard



Lake June Road