



— 1218 MELBOURNE ROAD | HURST, TEXAS 76053

# Melbourne Center



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

## PROPERTY HIGHLIGHTS

Melbourne Center has excellent access to Highway 183 and is surrounded by dense single and multi-family and immediately across from Northeast Mall

## AVAILABILITY

- 1,913 SF End Cap Space
- 1,000 SF, 1,050 SF & 1,087 SF In-Line Spaces

## LEASE RATES

Please Call for Rates

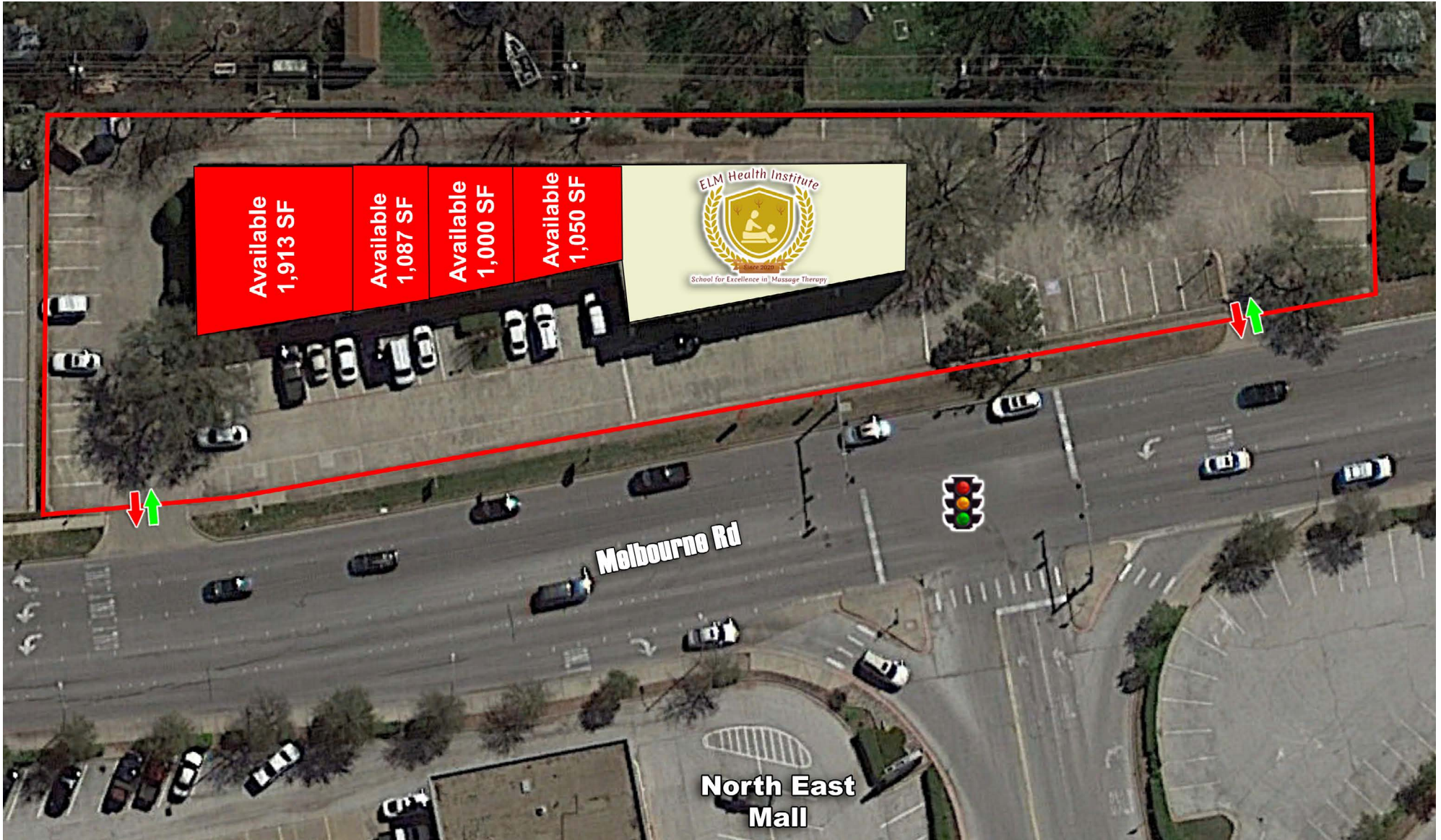
## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	11,496	106,182	261,121
Daytime Population	16,680	103,974	236,157
Average Household Income	\$58,272	\$80,120	\$84,630
Traffic Counts	Texas 183: 124,057 VPD   NE Loop 820: 151,445 VPD		

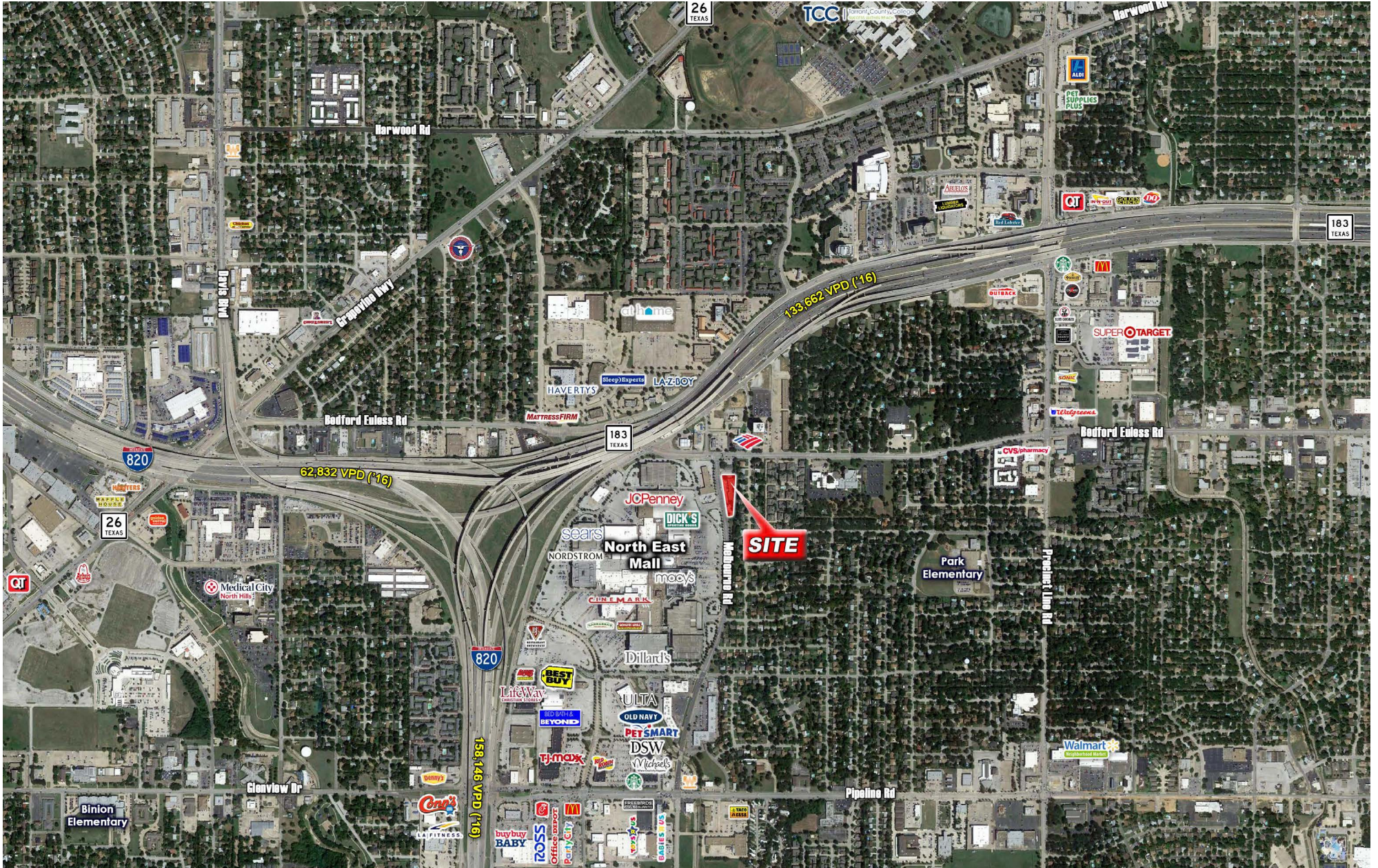
## AREA RETAILERS



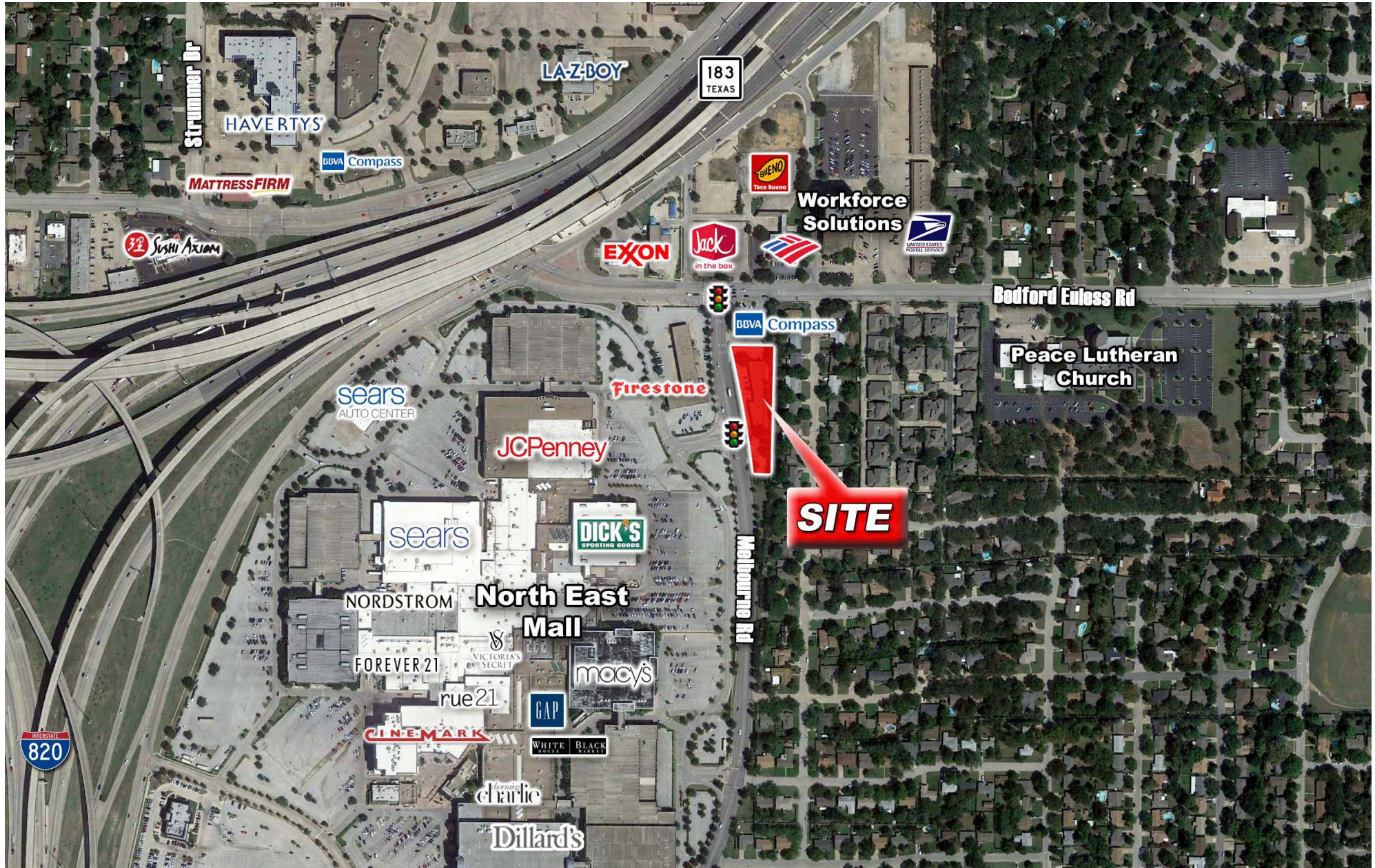














	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	11,960	108,717	263,534
2028 Projected Population	12,075	113,600	273,869
2020 Census Population	11,794	106,569	258,673
2010 Census Population	10,844	97,554	237,567
Projected Annual Growth 2023 to 2028	0.2%	0.9%	0.8%
Historical Annual Growth 2010 to 2023	0.8%	0.9%	0.8%
2023 Median Age	35.5	38.7	37.9
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,945	42,823	103,434
2028 Projected Households	5,183	46,345	111,254
2020 Census Households	4,809	41,473	100,399
2010 Census Households	4,499	38,603	93,103
Projected Annual Growth 2023 to 2028	1.0%	1.6%	1.5%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	0.9%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	59.2%	63.8%	61.3%
2023 Estimated Black or African American	13.8%	11.1%	12.8%
2023 Estimated Asian or Pacific Islander	3.8%	5.1%	5.9%
2023 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
2023 Estimated Other Races	22.4%	19.3%	19.3%
2023 Estimated Hispanic	28.3%	23.7%	23.5%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$88,159	\$103,203	\$110,648
2023 Estimated Median Household Income	\$65,373	\$80,740	\$85,470
2023 Estimated Per Capita Income	\$36,517	\$40,686	\$43,456
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.3%	4.1%
2023 Estimated Some High School (Grade Level 9 to 11)	7.0%	5.3%	5.7%
2023 Estimated High School Graduate	27.1%	24.0%	24.0%
2023 Estimated Some College	21.6%	23.8%	23.8%
2023 Estimated Associates Degree Only	11.6%	9.3%	8.8%
2023 Estimated Bachelors Degree Only	18.0%	23.1%	23.5%
2023 Estimated Graduate Degree	8.8%	10.2%	10.2%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	976	5,711	12,274
2023 Estimated Total Employees	8,906	45,402	96,149
2023 Estimated Employee Population per Business	9.1	8.0	7.8
2023 Estimated Residential Population per Business	12.3	19.0	21.5

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