

PLEASANT RUN TOWNE CROSSING

CEDAR HILL, TX | SWC US 67 & PLEASANT RUN ROAD



SIZE: 212,642 SF
[NOT INCLUDING SUPER TARGET]

AVAILABILITY:

- UNIT 3: 4,500 SF [FORMER SLEEP EXPERTS]
- UNIT 10: 1,200 SF [FORMER NAIL SALON—AVAILABLE 08/2024]
- UNIT 16: 1,546 SF [FORMER NATIONWIDE INSURANCE]
- UNIT 17: 6,000 SF [OCCUPIED—AVAILABLE 08/2024]
- UNIT 21: 10,108 SF [OCCUPIED—AVAILABLE 11/2024]

RATES: CALL FOR DETAILS

NNN: \$6.65 PSF

PLEASANT RUN TOWNE CROSSING RETAILERS:



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	10,178	70,001	151,694
2023 Total Households	3,730	23,837	52,631
2023 Daytime Population	13,682	57,177	134,624
2023 Average HH Income	\$90,235	\$101,147	\$92,703

TRAFFIC COUNTS:

US 67: 61,836 VPD
Pleasant Run Road: 10,596 VPD



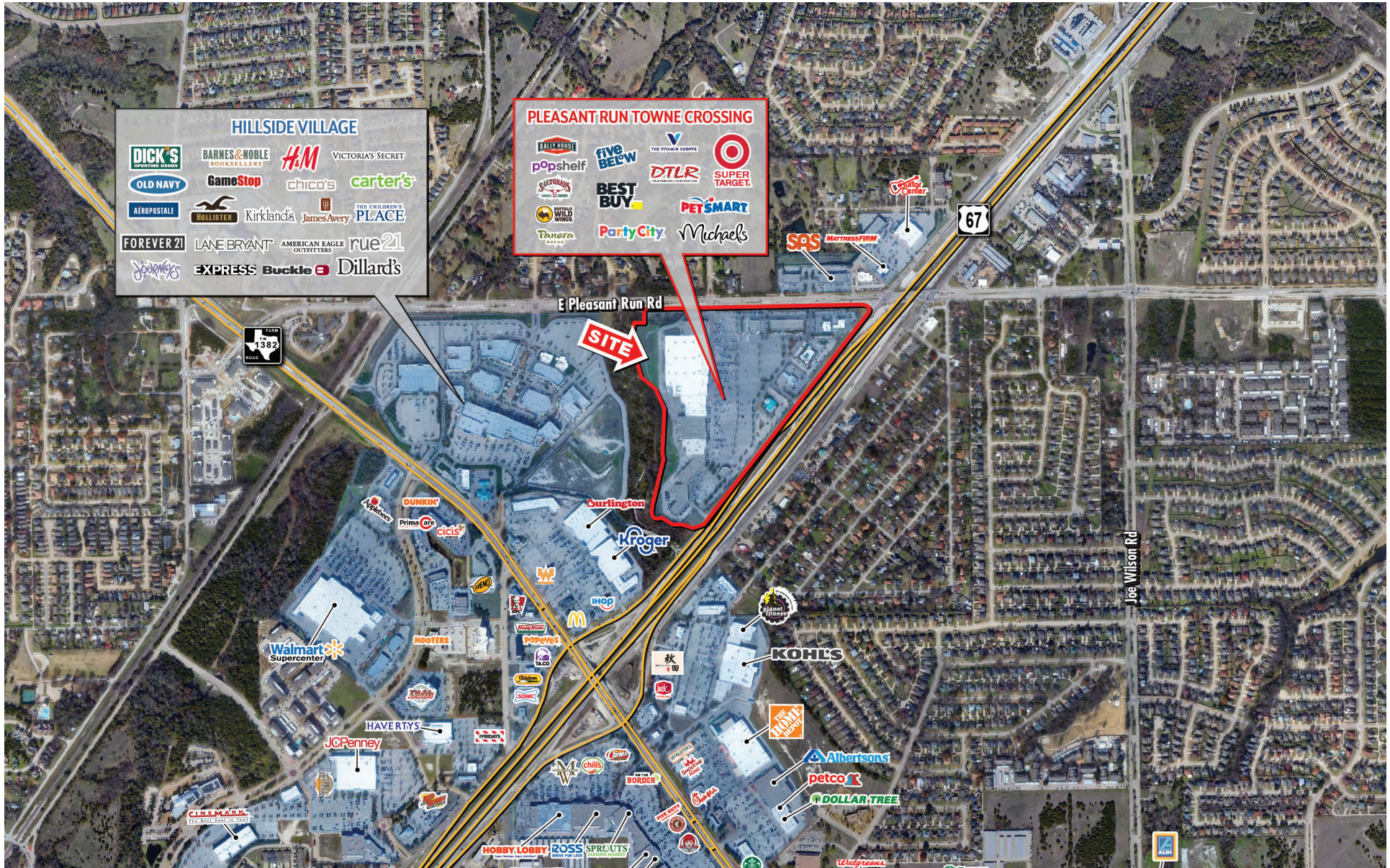
FOR MORE INFORMATION, PLEASE CONTACT:

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DAVID LEVINSON
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dlevinson@theretailconnection.net

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HILLSIDE VILLAGE

- DICK'S SPORTING GOODS
- BARNES & NOBLE BOOKSELLERS
- H&M
- VICTORIA'S SECRET
- OLD NAVY
- GameStop
- chico's
- carter's
- AEROPOSTALE
- HOLLISTER
- Kirkland's
- James Avery
- THE CHILDREN'S PLACE
- FOREVER 21
- LANE BRYANT
- AMERICAN EAGLE OUTFITTERS
- rue21
- Jojo's
- EXPRESS
- Buckle
- Dillard's

PLEASANT RUN TOWNE CROSSING

- DAILY HOUSE
- five BELOW
- THE VITAMIN SHOPPE
- Target
- popshelf
- DTLR
- SUPER TARGET
- SASS
- MATRESS FIRM
- BEST BUY
- PET SMART
- PartyCity
- Michaels

SITE

E Pleasant Run Rd

67

Joe Wilson Rd

THE **retail** CONNECTION

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Unit#	Sq. Ft.	Tenant
1	4,999	Panera Bread
2	2,500	T-Mobile
3	4,500	AVAILABLE [former Sleep Experts]
4	3,907	American Nail Bar
6	4,000	Texas Health Resources
9	2,000	Batteries Plus Bulbs
10	1,200	AVAILABLE 8/2024 [former Nail Salon]
11	1,500	Mathnasium of Cedar Hill
12	1,340	Milan Laser Hair Removal
13	3,500	Monarch Dental
14	1,500	Motovape
15	5,500	Armed Forces Center
16	1,546	AVAILABLE
17	6,000	Mattress Firm [available 08/2024]
18	4,050	America's Best Contacts & Eyeglasses
20	6,250	Blucci Contemporary Furniture
21	10,108	AVAILABLE 11/2024
22	14,225	Party City
25	3,000	Zales Jewelers
26	1,805	European Wax
27	5,000	The Vitamin Shoppe
28	12,000	Popshelf
28A	9,578	Rally House
29	10,300	Five Below
29a	19,600	PetSmart
29b	10,652	DTLR Your Fashion
30	32,639	Best Buy
31	21,276	Michaels
32	7,000	Crafty Crab Seafood
33	4,700	Regions Bank
34	8,500	Saltgrass Steakhouse
35		Super Target
36		Buffalo Wild Wings
37		Resource One Credit Union



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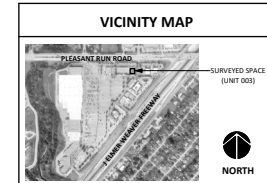
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EXISTING CONDITIONS SUMMARY:
 THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS ABOVE. IT IS INCUMBENT UPON THE TENANT AND/OR TENANT'S AGENT TO VERIFY THE EXISTING CONDITIONS AND THEIR CODE COMPLIANCY IN THE FIELD PRIOR TO THE COMPLETION OF THEIR DESIGN DOCUMENTS. THE LANDLORD AND ITS AGENTS ARE NOT RESPONSIBLE FOR ANY COSTS OR DELAYS THE TENANT MAY INCUR DUE TO ANY NON-COMPLIANCE OF REQUIRED FIELD VERIFICATION.



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GENERAL INFORMATION:

NO. OF LEVELS: 1
 BUILDING HEIGHT: +/- 26'-0" (TOP OF PARAPET)
 RESTROOM (ADA) COMPLIANCE: COMPLIANT
 REFER TO SPACE CONDITION REPORT
ELEVATIONS MARKER:
 BS = BOTTOM OF STRUCTURE
 BD = BOTTOM OF DECKING
FIRE PROTECTION (SPRINKLER): YES (REMOTE RISER LOCATION)
FIRE ALARM: UNDETERMINED
WATER SERVICE: UNDETERMINED
WATER HEATER (WH): TITAN - 8 GAL (ELEC)
 MB - 1.5K
GAS SERVICE: 1 1/4"

 GAS METER (126368581) ELECTRIC METER (120 411 985) WATER HEATER (WH1)
LEGEND
 1/8" = 0" = SILL/HEAD HEIGHT 1/16" = STUB FOR PLUMBING
 1/4" = DOOR WIDTH/TYPED 1/8" = ROD/DRAIN (INTERNAL)
 1/8" = ELEVATION MARKER 1/8" = HAND SINK



EXISTING MECHANICAL SUMMARY

COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	CAPACITY	MANUFACTURED	ADD'L COMMENTS
RTU1	-	-	-	-	-	LABEL NOT LEGIBLE



EXISTING ELECTRICAL SUMMARY

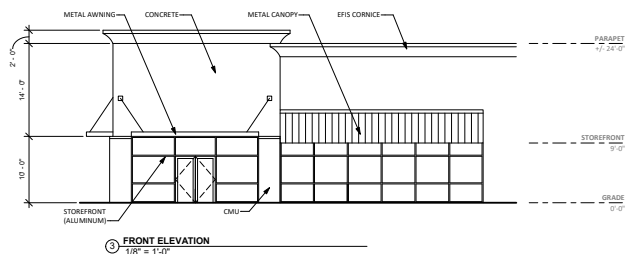
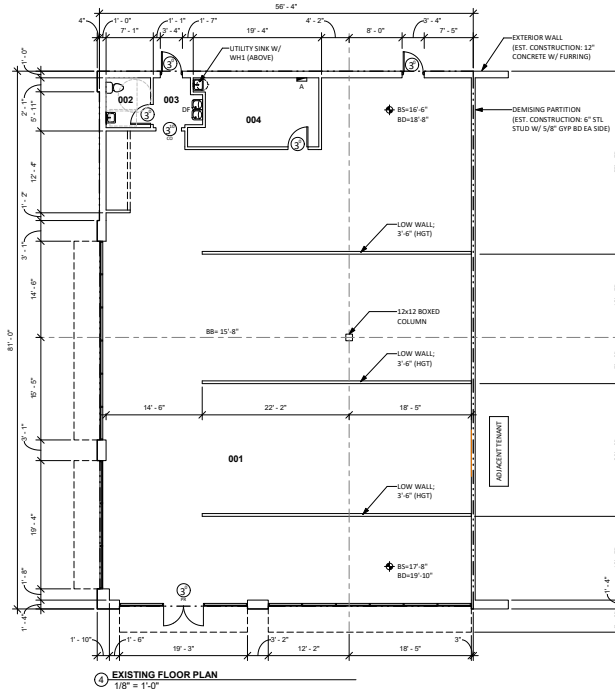
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	CUTLER/HAMMER	-	120/240	225	3PH/4W	34 USED	

EXISTING FINISH/CONDITIONS SUMMARY (003)

ROOM	FLOOR MAT'L	FLOOR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"	GOOD	
002	LVT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	8'-6"	GOOD	FRP WAJNSCOT
003	ACT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"	GOOD	
004	CONC (EXPOSED)	GOOD	4" RUBBER	GYP BD	GOOD	OPEN TO STRUCTURE	-	-	

NOTE
 STOREFRONT: DARK BRONZE / GLASS - GOOD CONDITION

CONDITION EVALUATION DEFINITION:
 (GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.
 (FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION.
 (POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTICIPATED TO RESTORE.



RESTROOM (002)
RESTROOM COMPLIANCE (PHOTOS)
 NOT TO SCALE



ELEVATION (PHOTO)
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