

GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Gateway Plaza is located at the intersection of East Highway 114 and Southlake Boulevard in the affluent DFW suburb of Southlake. Southlake was recently ranked by CNBC as one of the top 5 best cities in the country to relocate to, as well as having one of the state's best public school systems. It has an average household income almost triple that of the rest of the country.

AVAILABILITY:

- UNIT 4: 6,500 SF [FORMER PREMIER GRILLING]
- UNIT 10: 4,056 SF [FORMER TOASTED YOLK RESTAURANT]
- UNIT 19: 3,587 SF [CURRENTLY OCCUPIED BY THE CHRISTMAS SHOPPE—AVAILABLE WITH 30-DAY NOTICE]
- UNIT 21: 5,052 SF [CURRENTLY OCCUPIED BY HONEY BAKED HAM—AVAILABLE WITH 30-DAY NOTICE]
- UNIT 22: 1,194 SF [FORMER COOL CUTS 4 KIDS]
- UNIT 27: 4,008 SF [SECOND GEN. RETAIL]
- UNIT 30B: 2,200 SF [SECOND GEN. RETAIL]
- PAD SITE: AVAILABLE [UP TO 8,000 SF BUILDING CAN BE BUILT ON THE SITE]

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	4,657	52,994	119,238
2023 Daytime Population	16,847	87,734	168,898
2023 Average HH Income	\$141,087	\$168,935	\$185,999
2023 Median HH Income	\$95,318	\$112,575	\$128,981

TRAFFIC COUNTS:

E. Highway 114: 104,378 VPD
E. Southlake Blvd: 42,988 VPD

LEASE RATES:
CALL FOR DETAILS

NNN: \$7.23 PSF

GATEWAY PLAZA RETAILERS:

Bank of America PEARLE VISION

HOMESENSE chair king
[COMING SOON] BACKYARD STORE

OLD NAVY RALLY HOUSE FIVE BELOW

WORLD MARKET GYMBOREE

T.J. MAXX HARELI KOHL'S
[COMING SOON]



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
214.572.8457
tbeckner@theretailconnection.net

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

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2 Bank of America	5,430 SF
3 Men's Wearhouse	6,000 SF
4 AVAILABLE	6,500 SF
5 Chipotle Mexican Grill	2,432 SF
6 Pearle Vision	3,027 SF
7 The Halal Guys	1,830 SF
8 Anamia's	5,508 SF
9 Shogun Sushi Restaurant	4,253 SF
10 AVAILABLE	4,056 SF
12 Fitness HQ	2,500 SF
13 Ulta	11,250 SF
14 Five Below	9,020 SF
15 Rally House	6,699 SF
16 HomeSense	30,000 SF
17 TJ Maxx	30,600 SF
18 Old Navy	18,283 SF
18A Pure Hockey	7,087 SF
19 TENANT OPERATING BUT AVAILABLE	3,587 SF
20 Unique Nail Spa	1,500 SF
21 TENANT OPERATING BUT AVAILABLE	5,052 SF
22 AVAILABLE	1,194 SF
23 Gymboree	2,725 SF
24 KOHL'S	87,423 SF
25 Chair King	15,701 SF
26 Cost Plus World Market	18,383 SF
27 AVAILABLE	4,008 SF
28 The Tile Shop	18,615 SF
29 Epicenter for the Arts	15,021 SF
30B AVAILABLE	2,200 SF
32 Hareli Fresh Market	23,428 SF
33 Salons by JC	12,000 SF
37 PAD SITE AVAILABLE	Up to 8,000 SF

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THE **retail** CONNECTION

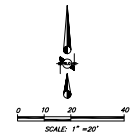
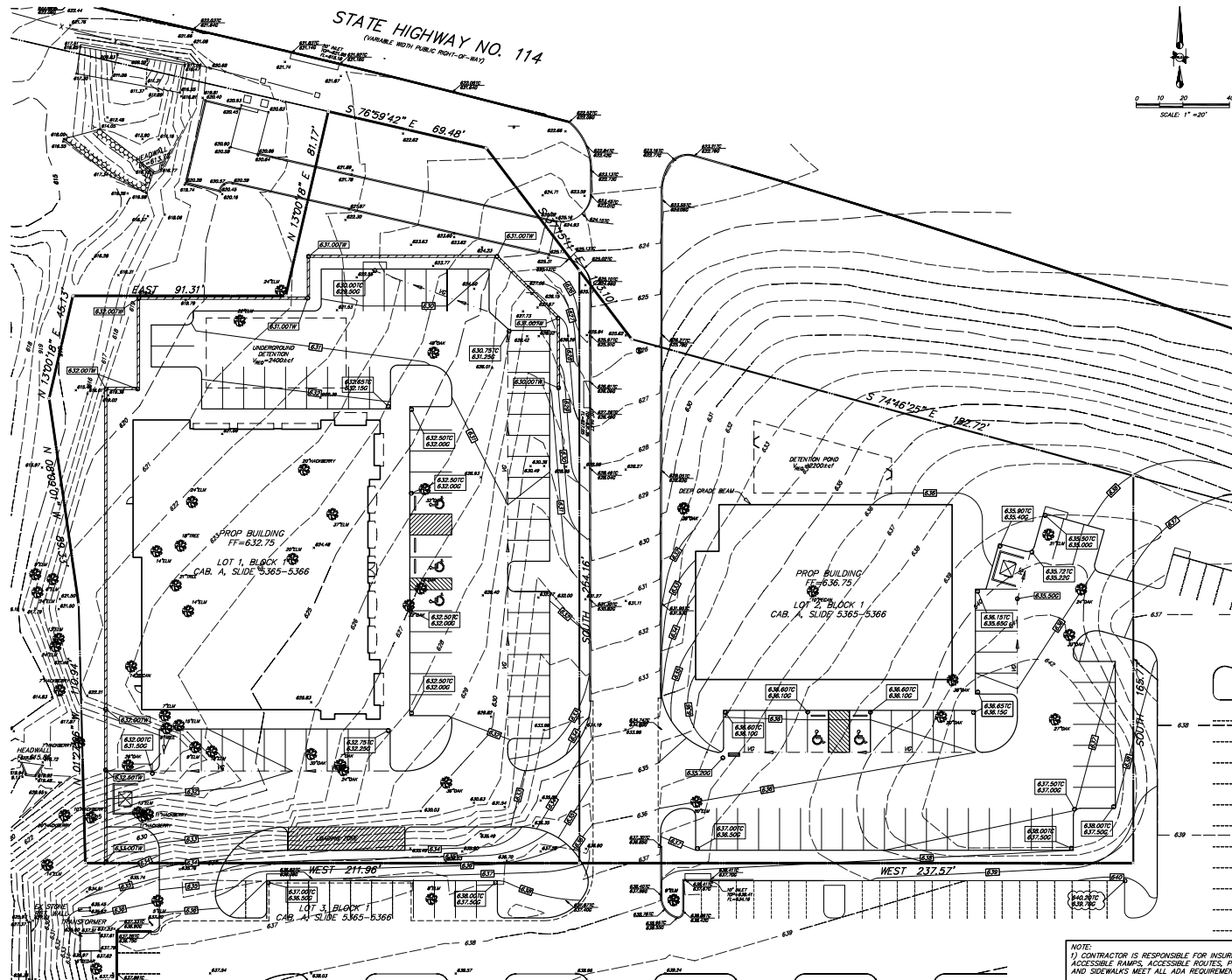
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GATEWAY PLAZA | POTENTIAL PAD DEVELOPMENT

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



- LEGEND**
- 650 — EXISTING CONTOUR LINE
 - - - 650 - - - PROPOSED CONTOUR LINE
 - 650.00' EXISTING SPOT ELEVATION
 - 645.00' EXISTING SPOT ELEVATION
 - 650.00' PROPOSED SPOT ELEVATION
 - 645.00' PROPOSED SPOT ELEVATION
 - PTM EX TREE

BENCHMARKS:
 SQUARE SET ON TOP OF CURB,
 CENTER OF A 10' INLET IN WEST CURB
 LINE OF DRIVE OFF OF EAST BOUND
 SERVICE ROAD OF HIGHWAY 114 IN
 FRONT OF MICHAEL'S CRAFTS & ARTS
 AT GATEWAY PHASE 1.
 ELEVATION=622.01'

PLG RAYMOND L. GOODSON, JR., INC.
 CONSULTING ENGINEERS
 4405 GLEN HEATH DRIVE, SUITE 100, #117
 DALLAS, TEXAS 75243-4326 214/759-8100
 C-ENG-000000000000

PROGRESS SET - FOR REVIEW ONLY
 Issued 06/30/06

These documents are for Design Review and not
 intended for Construction, Bidding or Permit
 purposes. They were prepared by, or under the
 supervision of:
 Stuart Mortenson, P.E. #63558
 Raymond L. Goodson, Jr., Inc.

SHEET NO.
 1
 3

NOTE:
 1) CONTRACTOR IS RESPONSIBLE FOR INSURING ALL
 ACCESSIBLE RAMP, ACCESSIBLE ROUTES, PARKING SPACES
 AND SIDEWALKS MEET ALL ADA REQUIREMENTS.
 2) PAVEMENT SLOPE ON ADA ACCESSIBLE ROUTES AND
 SIDEWALKS MUST NOT EXCEED 5% ALONG THE ROUTE AND
 2% CROSS SLOPE.
 3) ALL ADA PARKING SPACES MUST NOT EXCEED 2%
 SLOPE IN ALL DIRECTIONS.

GRADING PLAN						
INLAND DEVELOPMENT						
GATEWAY PLAZA						
GSO ARCHITECTS						
CITY OF SOUTHLAKE, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	4/19/06	1"=20'	GRAD	06	325
JOB NO.	06-325	E-FILE	E-FILE	DWG. NO.		



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SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Space Profile for

Unit: #022
Area: 1191 sq ft

Address
2960 E. Southlake Blvd., Suite 160
Southlake, TX 76092



400 N. Tampa St., Suite 2210
Tampa, FL, 33602



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Space Profile for
Unit: #027
Area: 4002 sq ft

Address
2931 E State Hwy 114
Southlake, TX 76092

 **PLANS**
400 N. Tampa St., Suite 2210
Tampa, FL, 33602



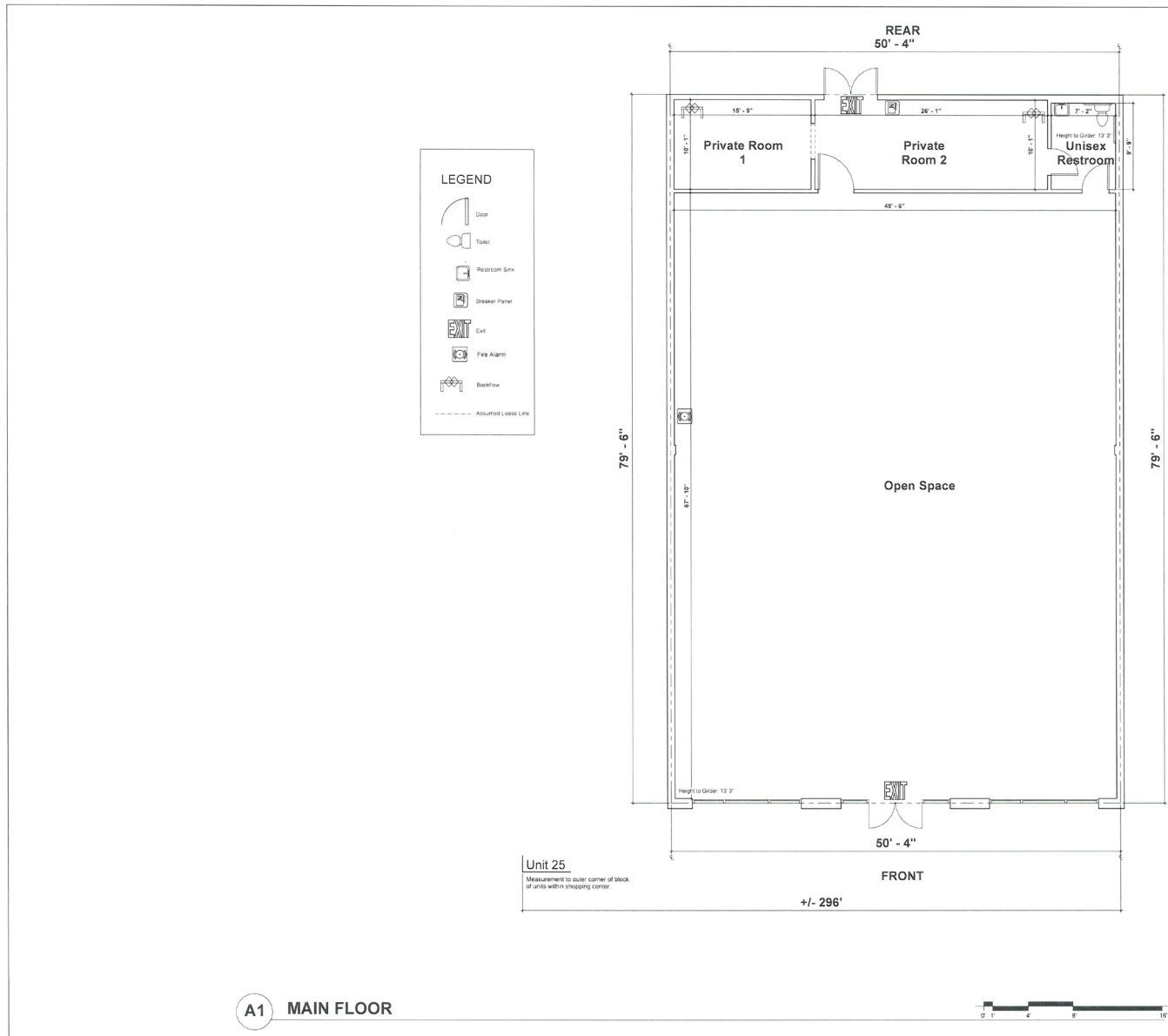
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SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Gateway Plaza



Kite Realty Group
30 S. Meridian St.
Suite 1100
Indianapolis, IN 46204

Unit # 027
Ground Floor
4,002 SF

Gross square footage was measured on-site and adheres to BOMA standards

Width
50' 4"

Depth
79' 4"

Revisions

Floor Plan
Prepared 01/28/2023
Unit # 027

Plans Produced by:
ID PLANS

400 North Tampa St, Suite 2210
Tampa, FL 33602
Phone: (888) 657-2545
idplans.com



Plans given to the general contractor and prepared by ID Plans does not guarantee the accuracy or quality of proposed information. Measurements are not intended to be architecturally used for construction purposes or as a basis for construction. The property owner and contractor shall be responsible for any discrepancies. The property owner has and retains the right and responsibility to verify, change or stop the provided information at any time for any reason.

A1 MAIN FLOOR



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Space Profile for
Unit: #004
Area: 6572 sq ft

Address
3020 E Southlake Blvd
Southlake, TX 76092



400 N. Tampa St., Suite 2210
Tampa, FL, 33602



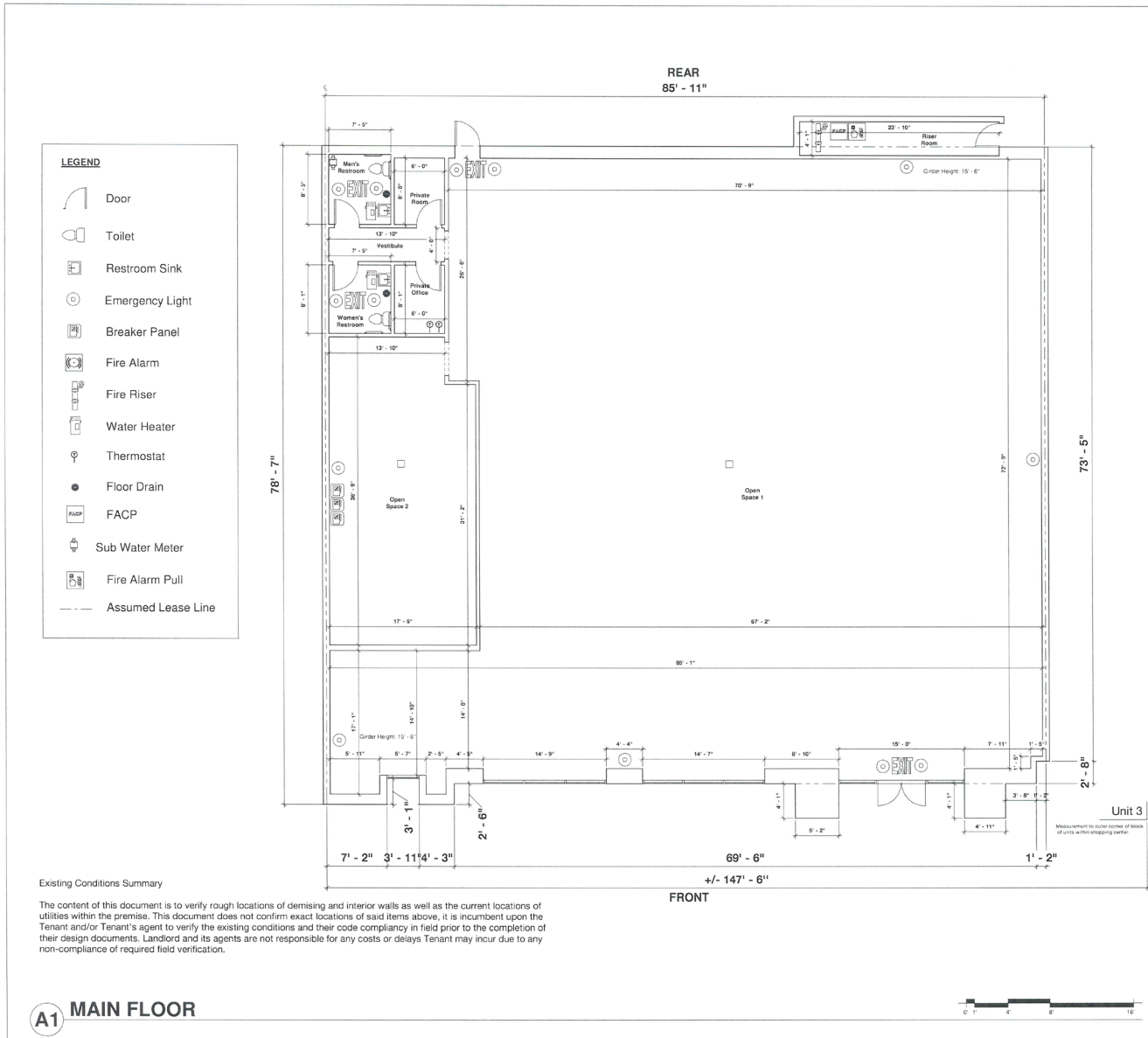
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Existing Conditions Summary

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 field prior to the completion of their design documents. Landlord and its agents are not responsible for any costs or delays Tenant may incur due to any non-compliance of required field verification.

A1 MAIN FLOOR

Gateway Plaza

Kite Realty Group
30 S. Meridian St.
Suite 1100
Indianapolis, IN 46204

Unit # 004
Ground Floor
+/- 6,572 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 85' - 11"

Depth
+/- 73' - 5"

Revisions

Ground Floor
Prepared 01/30/2023
Unit # 004

Space Conditions Report

Plans Produced by:
ID PLANS

400 North Tampa St., Suite 2210
Tampa, FL 33603
Phone: (866) 657-2545
tqplans.com

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Floor plans for general use only. ID Plans does not warrant the accuracy or completeness of these plans. Measurements are not intended to be used for construction purposes or as a replacement for professional drawings or field verification. The property owner has not had the plans approved by any authority. ID Plans is not responsible for any errors or omissions. The property owner has not had the plans approved by any authority. ID Plans is not responsible for any errors or omissions.



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Space Profile for

Unit: #10
Area: 4157 sq ft

Address

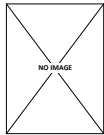
2800 E Southlake Blvd
Southlake, TX 76092

GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



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.



MEP 1

EXISTING MECHANICAL SUMMARY				
COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	COMMENTS
MEP 1	-	-	-	ROOF ACCESS THRU ADJACENT SPACE - DENIED ACCESS



PANEL A

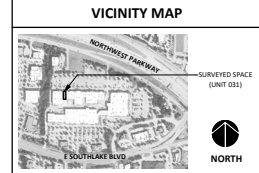
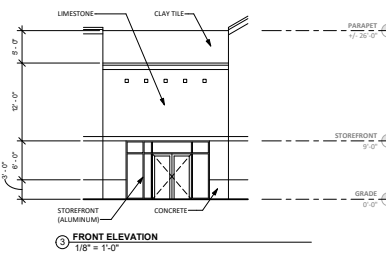
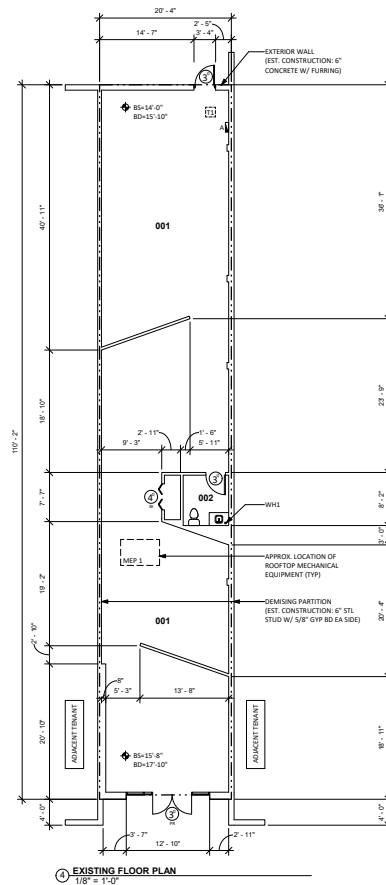
PANEL B

EXISTING ELECTRICAL SUMMARY							
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	GE	TH42420C	208Y/120	200	3PH/4W	30 USED	W/ MAIN SWITCH (200A)
TRANSFORMER (T1)	-	-	-	-	-	-	MOUNTED (ABOVE)

EXISTING FINISH/CONDITIONS SUMMARY (031)								
ROOM	FLR MAT'L	FLR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG COND.	ADD'L COMMENTS
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	OPEN TO STRUCTURE (PTD)	-	-
002	CONC (EXPOSED)	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT	9'-6"	6'-0" FRIP WAINSCOT

NOTE
 001 STOREFRONT: ALUMINUM/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



GENERAL INFORMATION:
 NO. OF LEVELS: 1
 BUILDING HEIGHT: +/- 26'-0" (TOP OF PARAPET)
 RESTROOM (ADA) COMPLIANCE: NON-COMPLIANT *REFER TO LOD SUPPLEMENT
STRUCTURAL - FLOOR ELEVATIONS
 FL = BOTTOM OF STRUCTURE
 BD = BOTTOM OF DECKING
 FIRE PROTECTION (SPRINKLER): YES
 FIRE ALARM: YES
 WATER METER: N/A
 WATER HEATER (WH1): EEMAX (INSTANT HOT) MFG: SP-8022 (S#: 242303)
 GAS METER: Z-SERVICE



LEGEND
 - SIL/HEAD HEIGHT
 - DOOR WIDTH/TYPE
 - SPOT ELEVATION
 - FIRE EXTINGUISHER
 - STUB FOR PLUMBING
 - FA = FIRE ALARM (PULL STATION)
 - FS = FIRE STROBE
 - CEILING FAN
 - ROOF DRAIN (INTERNAL)



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



2 ELEVATION (PHOTO)
 NOT TO SCALE

US BUILDING SURVEY

US Building Survey
 15954 Mur-Len, Suite 122
 Olathe, KS | 66062
 913.568.4488



Kite Realty Group
 30 South Meridian Street
 Suite 1100
 Indianapolis, IN | 46204
 317.577.5600

3000 E. Southway, 114
 Southlake, TX | 76092

Gateway Plaza
 3000 E. Southway, 114
 Southlake, TX | 76092

GLA: 2,230 sf

NORTH
 02.16.22

CLICK LINK
 VIRTUAL TOUR

22019

Space Condition Report

Unit 031

AB1

THE **retail** CONNECTION

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