




**EPIC WEST TOWNE CROSSING**


3154 State Hwy 161, Grand Prairie TX 75052



**DEMOGRAPHICS**

**3 MILE**


 131,496  
Estimated population


 30,220  
Estimated daytime population


 \$92,797  
Average household income

 44,260  
Households

**5 MILE**


 274,764  
Estimated population

 83,819  
Estimated daytime population


 \$90,398  
Average household income

 90,437  
Households

**7 MILE**

 485,654  
Estimated population

 194,873  
Estimated daytime population

 \$91,629  
Average household income

 168,661  
Households

**DRIVE TIME POPULATION**

**10**  
Min  211,466

**15**  
Min  629,667

**20**  
Min  1,432,068

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## SITE PLAN

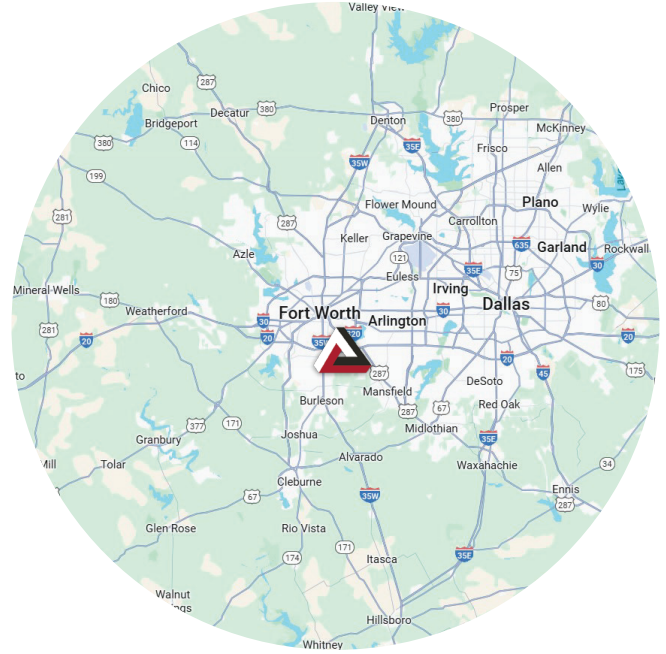
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A-100	Burlington	40,403 SF	B-200	Boiling King Crab	5,000 SF	E-610	uBreakiFix	1,000 SF
A-105	Petco	12,500 SF	B-220	Nothing Bundt Cakes	2,000 SF	E-620	Sports Clips	1,147 SF
A-110	Burkes	20,094 SF	B-230	Orthopedic Avenue	3,000 SF	E-630	Epic Nutrition Cafe	998 SF
<b>A-120</b>	<b>Available</b>	<b>40,020 SF</b>	D1-300	Bui Nail Salon	4,200 SF	E-640	Aspen Dental	3,557 SF
A-130	Dollar Tree	10,045 SF	D1-310	Zero Degree	2,016 SF	E-645	Jersey Mike's Subs	1,300 SF
A-135	Glo Sun Spa	2,400 SF	D1-320	Tiff's Treats	1,460 SF	E-651	Cinnaholic	1,576 SF
A-140	Michael's	21,226 SF	D1-330	Tax Experts	1,487 SF	E-660	Five Guys Burgers & ...	2,500 SF
A-145	Ross Dress for Less	25,000 SF	D1-340	Fuzzy's Taco Shop	3,504 SF	E-665	Hibbett Sports	4,684 SF
A-150	Ulta	10,004 SF	D2-400	Blaze Pizza	2,416 SF	F-500	First Watch	3,500 SF
A-155	HomeGoods	22,000 SF	<b>D2-410</b>	<b>AVAILABLE</b>	<b>2,772 SF</b>	F-510	Salata	2,500 SF
A-160	America's Best	3,500 SF	D2-420	Genghis Grill	3,612 SF	Pad 1	Raising Cane's	-
A-170	Little Spurs Urgent C...	3,217 SF	D2-430	The Joint	1,200 SF	Pad 5	Olive Garden	-
A-180	Baker's Dozen Donuts	1,120 SF	D2-435	State Farm	1,201 SF	Pad 6	Longhorn Steakhouse	-
A-185	Hotworx	1,800 SF	D2-440	Sweet Frog Frozen Y...	1,800 SF			
A-190	Epic West Family De...	2,500 SF	E-600	AT&T	1,900 SF			



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## HIGHLIGHTS

- 2,660 SF and 40,020 SF retail spaces available for lease.
- Epic West Towne Crossing has a national and regional mix of tenants, including Burlington, PetSmart, Ross Dress for Less, and HomeGoods.
- Epic West Towne Crossing is part of Grand Prairie's popular EpicCentral entertainment district, which sees 2.1 million visitors annually.
- The population is 274,764, with an average household income of \$90,398 within 5 miles of the property.



71,557 on TX- Hwy  
161/President George Bush Tpke  
8,935 on Mayfield Rd



Lighted access from Mayfield Rd.  
Multiple access points along Esplanade Dr.



Monument and facade signage  
options available.

