

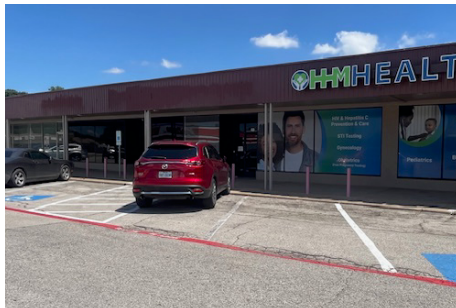


DOGWOOD  
COMMERCIAL



# BROADWAY SQUARE

4550 Gus Thomasson Rd.  
Mesquite, TX 75150



## EVERYDAY RETAIL. EXCEPTIONAL ACCESS.

Broadway Square shopping center is a neighborhood retail center located in the NEQ of Gus Thomasson Road and Oates Drive in Mesquite, Texas. The center is anchored by AutoZone, Dollar General, and Panchos Mexican Buffet. Broadway Square has abundant parking, and easy access to I-30 and I-635.

## DEMOGRAPHICS

(map on next page)

|                          | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| <b>2024 Population</b>   | 17,703   | 141,416  | 322,707  |
| <b>Households</b>        | 5,404    | 49,351   | 112,461  |
| <b>Average HH Income</b> | \$70,969 | \$68,330 | \$77,551 |

## AVAILABLE SPACES

(site map on next page)

**Ste 12** - 2,142 SF  
**Ste 24** - 1,995 SF  
**Ste 36** - 4,000 SF  
**Ste 47-50** - 3,060 SF  
**Ste 70** - 3,720 SF

## TRAFFIC COUNTS

(count year: 2025)

**Gus Thomasson Rd:** 21,416 VPD  
**Oates Dr:** 14,352 VPD

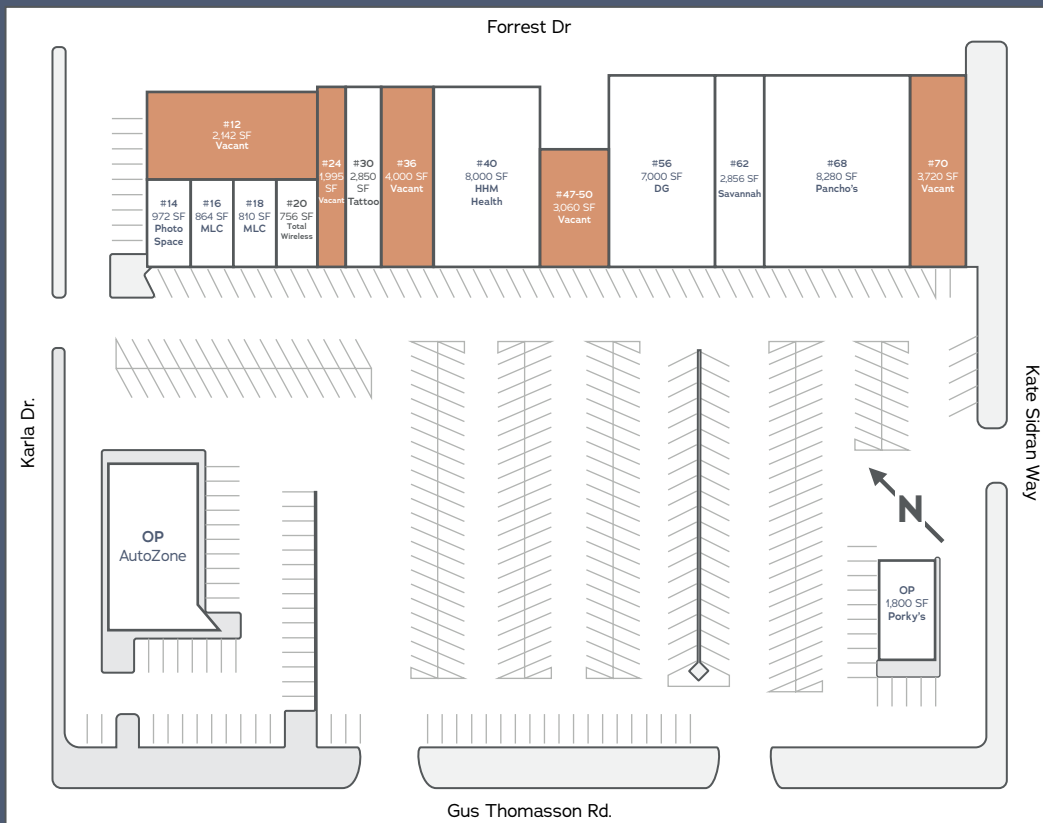
## LEASING

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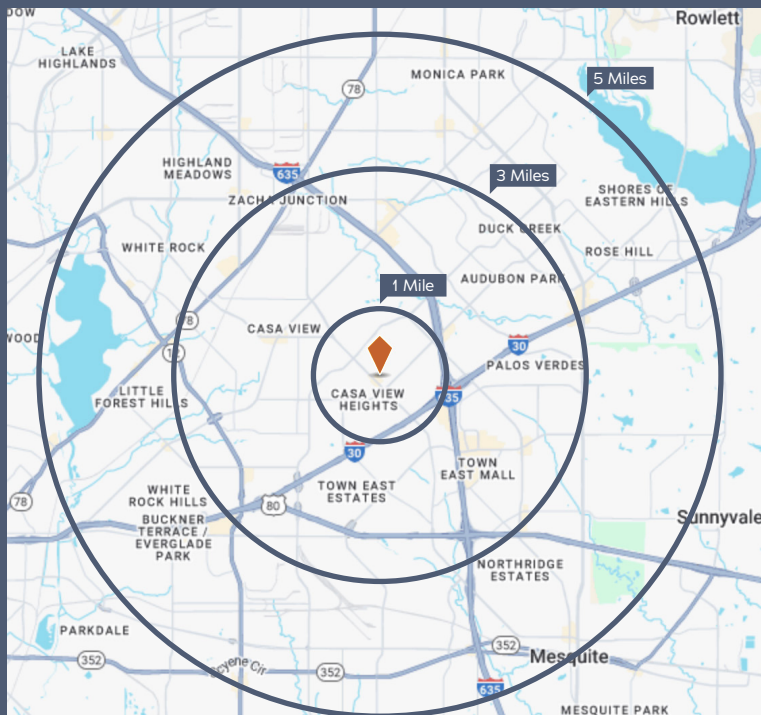
**Andrew Crain**  
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## SITE MAP



## PROPERTY LOCATION



## TENANT LIST

- Ste 12 - Vacant
- Ste 14 - Photo Space
- Ste 16 - MLC Insurance
- Ste 18 - MLC Insurance
- Ste 20 - Total Wireless
- Ste 24 - Vacant
- Ste 30 - Tattoo
- Ste 36 - Vacant
- Ste 40 - HHM Health
- Ste 47-50 - Vacant
- Ste 56 - Dollar General
- Ste 62 - Savannah
- Ste 68 - Pancho's
- Ste 70 - Vacant