

Broadway Square Shopping Center

4550 Gus Thomasson Rd
Mesquite, TX 75150



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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
2025 Population	18,247	145,409	339,511
Households	5,597	51,021	116,439
Average HH Income	\$76,343	\$80,753	\$91,077

Available Spaces (site map on next page)

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

Traffic Counts (2025)

Gus Thomsson: 22,536 VPD
Oates Dr: 14,352 VPD



LEASING

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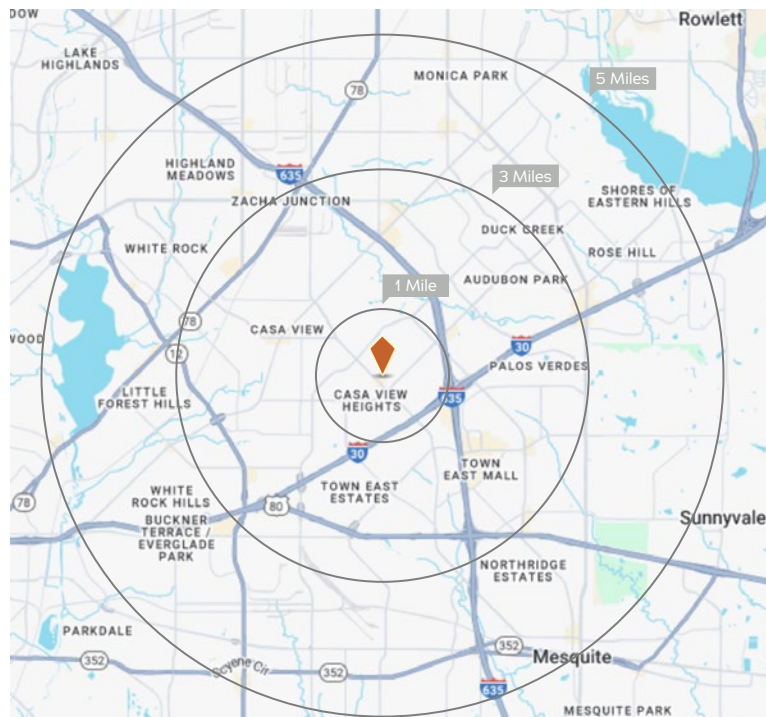
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Broadway Square Site Map



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 36-40 - HHM Health
- Ste 47-50 - Vacant
- Ste 56 - Dollar General
- Ste 62 - Savannah
- Ste 68 - Pancho's
- Ste 70 - Vacant

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