

# BURLESON TOWN CENTER

811 NE ALSBURY BLVD, BURLESON, TX



## PROPERTY OVERVIEW

Burleson Town Center is a regional shopping center anchored by JCPenney and Albertson's, positioned along I-35 at Alsbury, a major thoroughfare carrying over 150k vehicles per day. The intersection is home to 90% of the trade area's retail inventory and has become a major shopping destination for the city's growing population and surrounding tertiary markets. Over the past 10 years the population has increased over 30% and will continue to escalate as Dallas-Fort Worth leads the nation in population growth and real estate development.

## TRAFFIC COUNTS

I-35	156,024 V.P.D.
ALS BURY BLVD	15,420 V.P.D.

GLA: 140,861 SF    WEB LINK: [jahrealty.propertycapsule.com/burlesontowncenter](http://jahrealty.propertycapsule.com/burlesontowncenter)

## DEMOGRAPHICS

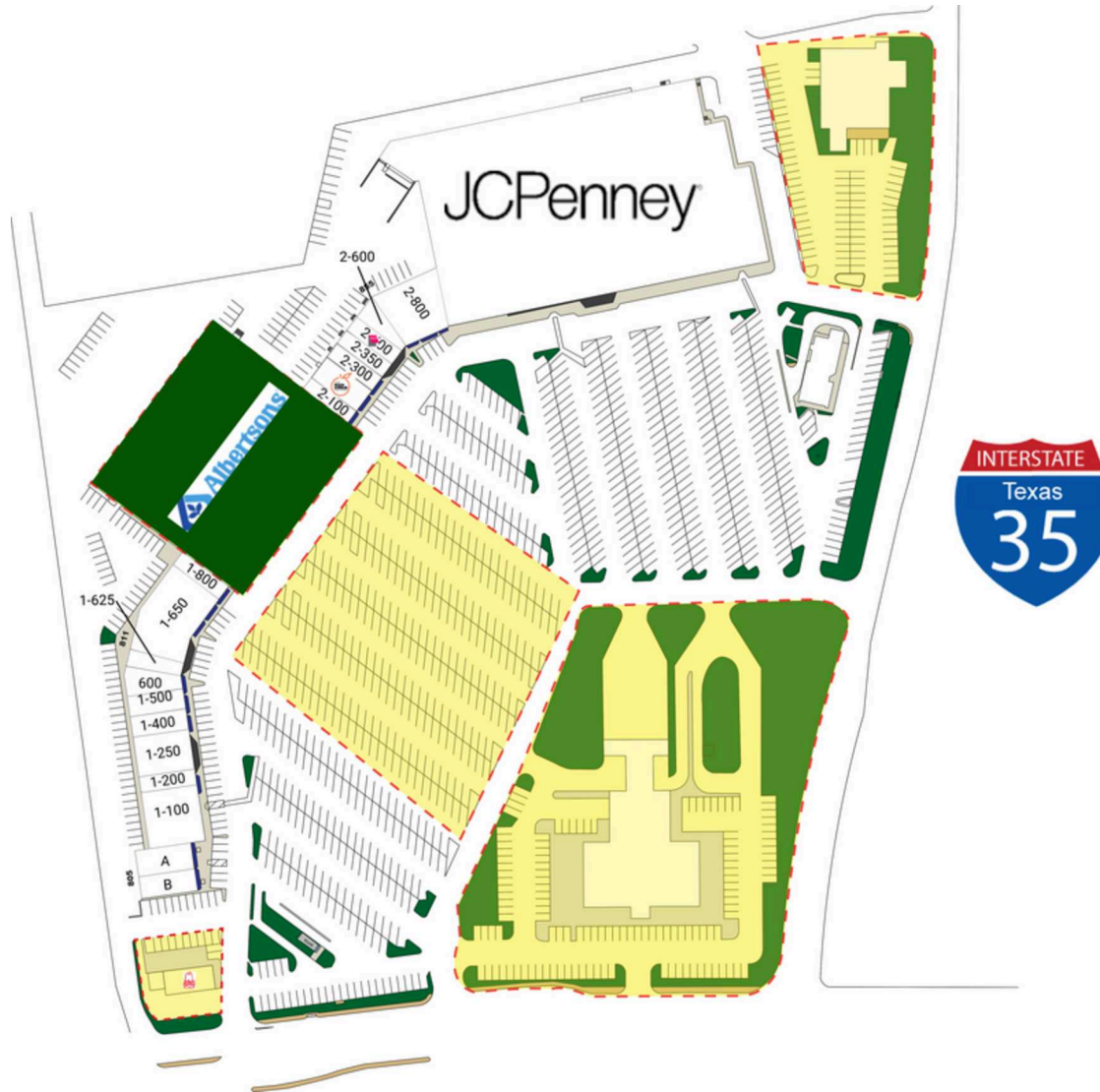
2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	65,652	21,919	\$94,542
5 MILE	137,151	35,525	\$95,389

## LEASING CONTACT

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TENANT	SQFT
A T Mobile	2,240
B Cold Stone Creamery	1,875
<b>Kiosk Available</b>	<b>850</b>
1-100 America's Best Con...	4,301
1-200 GNC	1,400
1-250 Leslie's Pool Supp...	3,500
1-400 Asian Cafe	1,890
1-500 Metro by T-Mobile	1,750
1-625 Little Brothers Pi...	1,560
1-650 Concentra Health S...	7,373
1-800 Accuquest Hearing ...	1,420
2-100 Deb's Hair and Wigs	1,190
2-200 The Peach Cobbler ...	2,065
2-300 Cancun Tan	1,475
2-350 Sugaring NYC	1,400
2-500 Sally Beauty Supply	1,400
2-600 Perfect Brow	1,389
2-800 Bath & Body Works	5,338
3-100 JC Penney	93,838
600 Cherry Blossom Den...	2,198

■ Non-Controlled ■ Availability

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