BURLESON TOWN CENTER

811 NE ALSBURY BLVD, BURLESON, TX

JAH REALTY



PROPERTY OVERVIEW

Burleson Town Center is a regional shopping center anchored by JCPenney and Alberton'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	112,255 V.P.D.
ALSBURY BLVD	20,341 V.P.D.

GLA: 140,861 SF **WEB LINK:** jahrealty.propertycapsule.com/burlesontowncenter

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	68,843	23,797	$105,257
5 MILE	146,464	48,904	$109,030

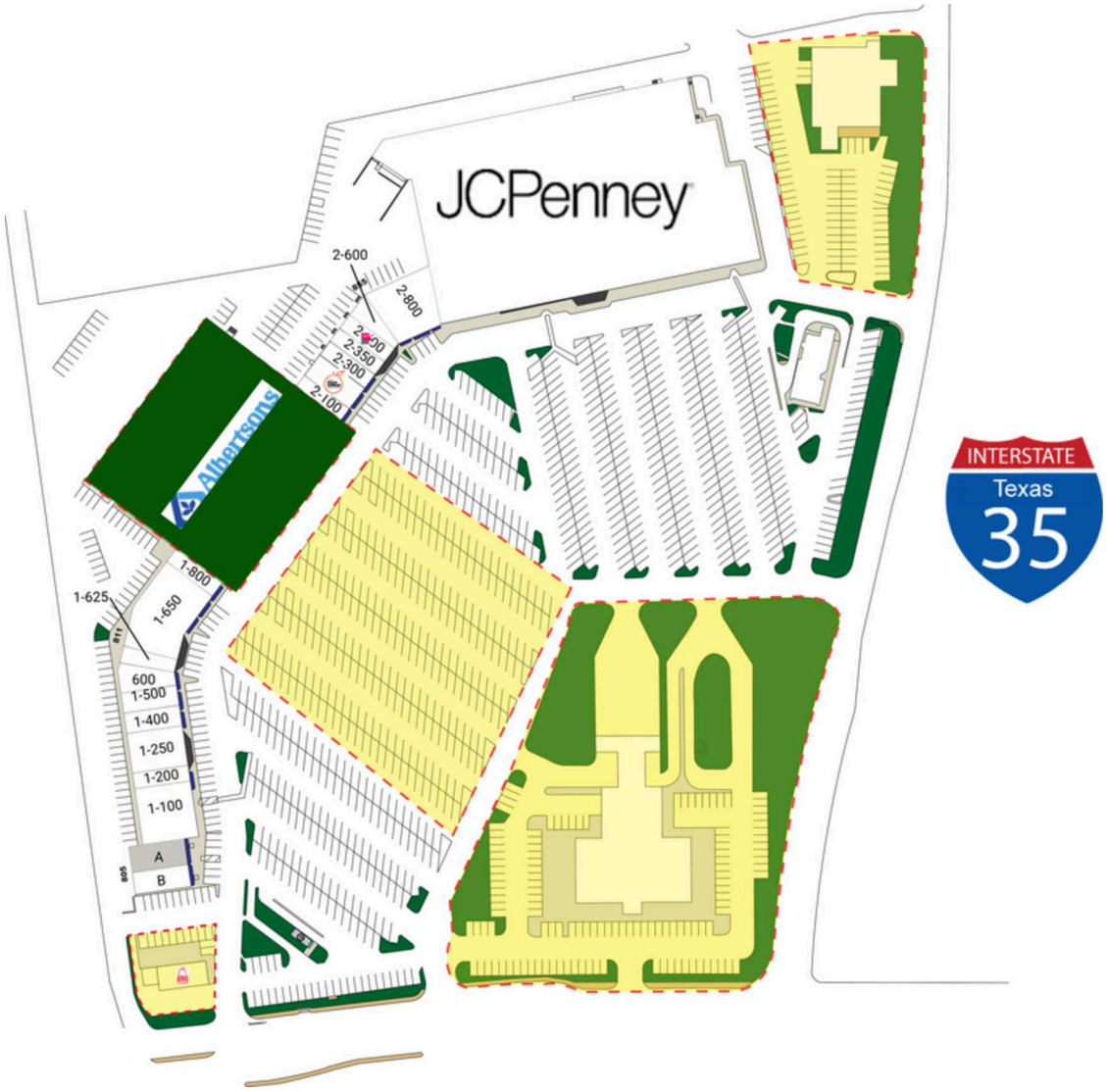
LEASING CONTACT

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	TENANT	SQFT
A	Available	2,240
B	Cold Stone Creamery	1,875
Kiosk	7Brew	850
Pad	Wendy's	3,229
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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