

Watauga Towne Center

8416 Denton Hwy | Watauga, TX 76148

GLA SF
55,480

Available SF
1,200 - 3,952

Number of Spaces
8*

**Denotes proposed PAD site*



**Fitness-Anchored
Shopping Center**



**High Visibility
Along Major Corridor**



**Top Ranked Center
in MSA**



Visitor Metrics

Sourced by Advan

Annual Visits

3.9 M

Visitor Frequency

Number of monthly visits per individual customer

19

MSA Ranking

Out of all properties (100K-200K GLA) Dallas MSA

21 of 347

Mobile Trade Area Density
Powered by Advan

276,700
Daytime Population

114,950
Households

323,790
Population

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Suite	Tenant	GLA SF
A100	Leslie's Pool Supplies	4,000
A101	Available	2,941
A103	Universal Threading	1,200
A104	Available	2,500
A105	New China	1,440
A106	XG Reflexology	1,200
A107	Melby's Desserts	1,600
A108	Available	1,200
A109	Empire Barber Shop	1,200
A110	GNC	1,360
B211	Available	1,518
B212	Express Family Salon	1,600
B213	Wingstop	1,600
B214	Horus Hookah Lounge	3,120
B215	Smoke Shop	1,274
B216	Available	3,600
B217	Staff Force	1,600
B218	H&R Block	1,600
B219	Eyemasters	3,200
B220	OneMain Financial	2,193
B221	Shaw Orthodontics	2,029
B222	Available	2,000
B223	Joy Family Dental	1,645
B224	Baja Fresh Mexican Grill	3,360
PAD1	Panera Bread	3,857
PAD2	AT&T Wireless	2,643
PAD5	Available	3,952
PAD6	Available	±35,100



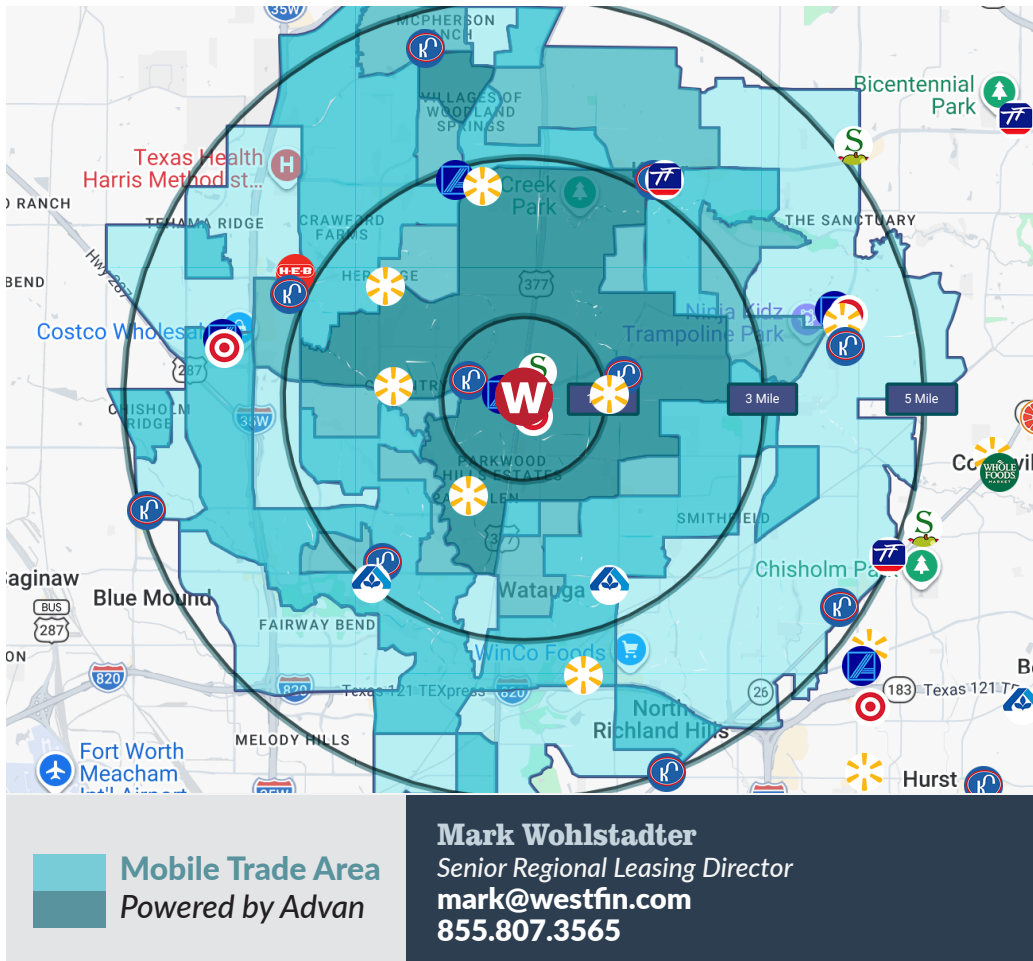
Available Future Availability Leased NAP (not a part)

Traffic Count (VPD)

Denton Hwy	35,050
N Tarrant Pkwy	24,520

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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	323.79K	12.80K	139.76K	331.60K
5-Year Population Growth Rate	3.6%	-0.8%	0.3%	4.2%
Total Daytime Population	276.70K	15.46K	106.25K	280.32K
Average Household Income	\$143.7K	\$153.6K	\$148.3K	\$143.2K
Total Households	114.95K	4.25K	46.97K	117.65K
Average Home Value	\$422.9K	\$433.8K	\$412.2K	\$422.9K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan