



oak grove plaza

GROCERY ANCHORED
SHOPPING CENTER

NEC Lavon Dr (Hwy 78) & Bunker Hill Rd
Sachse, TX 75048

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serving daily needs

Oak Grove Plaza is a well-located community retail center located at the high-profile intersection of Lavon Drive (SH-78) and Bunker Hill Road in Sachse. The Class A retail center offers the strong traffic draw of leading grocer Kroger, along with a mix of restaurants, services, fitness and healthcare options.

A number of leading popular concepts front the center on pad sites, including Whataburger, McDonald's, Salad and Go, Dutch Bros. Coffee, Waffle House and AutoZone.

Strong-traffic inline concepts include Wingstop, Subway, Hallmark, The UPS Store, Domino's Pizza, Kumon, Emler Swim School and others.

The center is located in the thriving Firewheel retail trade area anchored by Firewheel Town Center. Firewheel Town Center featured Dillard's, Macy's, Barnes & Noble, AMC, Dick's Sporting Goods and many others.

In addition to the peripheral retail and entertainment uses, the center benefits from its position serving a fast-growing trade area with approximately 89,000 residents and an average household income of more than \$156,000 within a three-mile radius. And due to its position in the midst of so much activity, the site also benefits from a total daytime population of more than 72,000, including approximately 31,000 workers, within a three-mile radius.

Daytime population is important to retailers and restaurants, as it is a key driver of traffic throughout the day.



Kroger

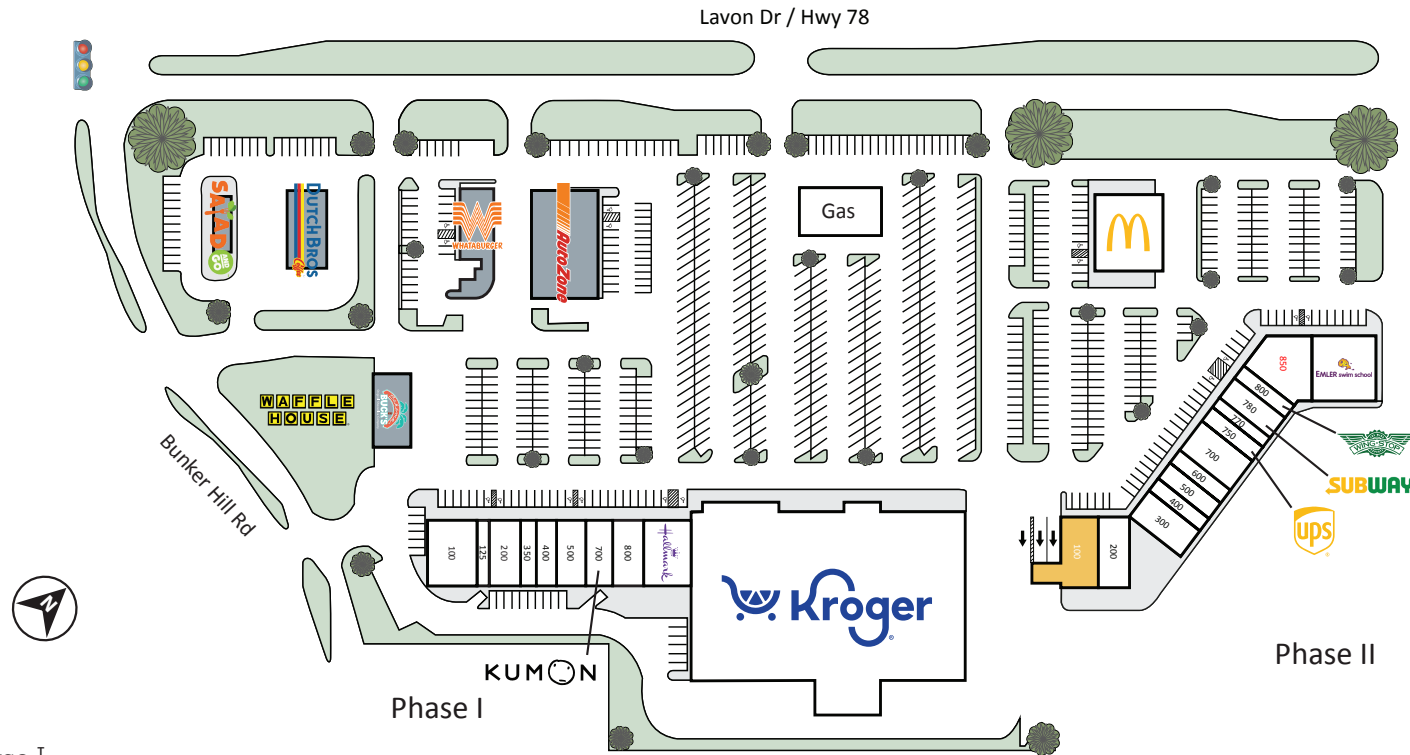


Hallmark

KUMON

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site plan



Phase I

100	Osaka Sushi	4,077 sf
125	Donut Palace	1,050 sf
200	Sachse Nail Bar	2,733 sf
350	Bop Joa Korean Fusion	1,350 sf
400	Oak Tree Dental	1,756 sf
500	Simply Liquors	2,465 sf
700	Kumon	2,333 sf
800	Beyond Braces	2,488 sf
850	Hallmark	4,250 sf
900	Kroger	65,214 sf

Phase II

100	Available	3,360 sf	750	UPS	1,505 sf
200	Athletico Physical Therapy	2,866 sf	770	Mr. Clean	1,125 sf
300	Kid Strong	4,337 sf	780	Subway	1,875 sf
500	Domino's Pizza	1,698 sf	800	Wingstop	1,500 sf
600	Aesthetic Salon	1,332 sf	850	Baylor Scott & White	4,472 sf
700	Lee's Martial Arts	3,228 sf		Primary Care	
			980	Emler Swim School	5,565 sf

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