

TOWN EAST CENTER

RETAIL / MEDICAL SUITE • FOR LEASE



Image from CoStar

FOR LEASE

3434 Towne Crossing Blvd, Mesquite, TX 75150 | Suite 106

±4,706 SF

Second-Generation Dental Build-Out
Rate: \$22.00 PSF

PROPERTY DETAILS

- **±4,706 SF available (Suite 106)**, divisible; ownership will consider demising to suit
- Second-generation dental build-out in place; existing plumbing/interior infrastructure
- Center GLA: 14,556 SF | 67.67% Leased | Built 1985
- Hard-corner site at LBJ Freeway (I-635) and N. Town East Boulevard
- Land Area: ±0.86 AC | Zoning: F1 (City of Mesquite)
- 65 surface parking spaces (4.59/1,000 SF); covered spaces available
- Frontage: 46' on N Town East Blvd | 227' on Towne Crossing Blvd
- Monument/pylon signage available
- TI allowance negotiable, subject to deal terms and tenant financials



Image from Google Earth

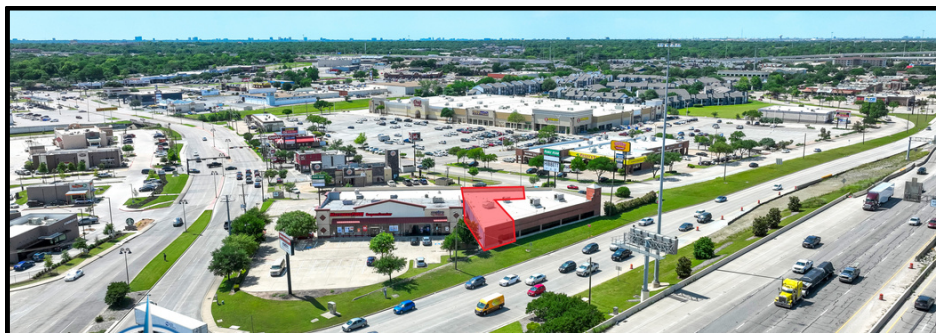


Image from CoStar

IDEAL USES

- Medical or dental office
- Urgent care, wellness, or specialty clinic
- Optical, salon, or personal-service retail
- General or specialty retail professional / office user



Hard-Corner Retail Space in Mesquite's Town East Corridor

Rate: \$22.00 PSF

LOCATION HIGHLIGHTS

- Hard-corner positioning at LBJ Freeway (I-635) and N. Town East Boulevard
- ±191,000 VPD on I-635; ±26,400 VPD on N. Town East Blvd (CoStar, 2026)
- On-site co-tenancy: Hibbett Sports, Pearle Vision, Mattress Firm, Metro by T-Mobile
- ±1 mile to Town East Mall (JCPenney, Dillard's, Macy's, H&M, Dick's Sporting Goods)
- Surrounded by national retailers: Kroger, Target, Academy Sports + Outdoors, Ulta Beauty, HomeGoods, Michaels, Starbucks, Chili's, Raising Cane's, Chipotle
- Quick access to I-30 and US-80, extending the trade area across east Dallas County



Town East Center sits directly on I-635 at N. Town East Blvd, roughly one mile from Town East Mall and the Academy / Ulta / HomeGoods retail node.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	13,572	122,381	326,344
Households	5,148	42,278	111,473
Avg. HH Income	\$77,643	\$80,695	\$87,558
Med. HH Income	\$62,978	\$65,867	\$68,517
Daytime Employees	990	41,363	94,324

Demographics from CoStar (2026)

