

 FOR  
LEASE

# EASTGATE

4315-4331 Gus Thomasson  
Mesquite, Texas 75150



**HOPKINS**  
IF IT'S RETAIL, THINK HOPKINS.

**RANKIN GROTE**

rg@hopkinscommercial.com  
214-384-4051 or 214-956-7881 x115

**NICK BOWMAN**

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Phone: 214-956-7881 | Fax: 214-956-7899

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## AVAILABLE

840-960 SF



## RATE

Call For Info



## TRAFFIC COUNT

Gus Thomasson: 51,320 VPD



## PROPERTY HIGHLIGHTS

- Signalized hard corner
- Near I-30 & I-635
- End-dap w/drive-thru available

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,587	136,855	334,768
Daytime Population	17,720	127,076	315,927
Avg HH Income	\$62,707	\$66,548	\$72,083



### RANKIN GROTE

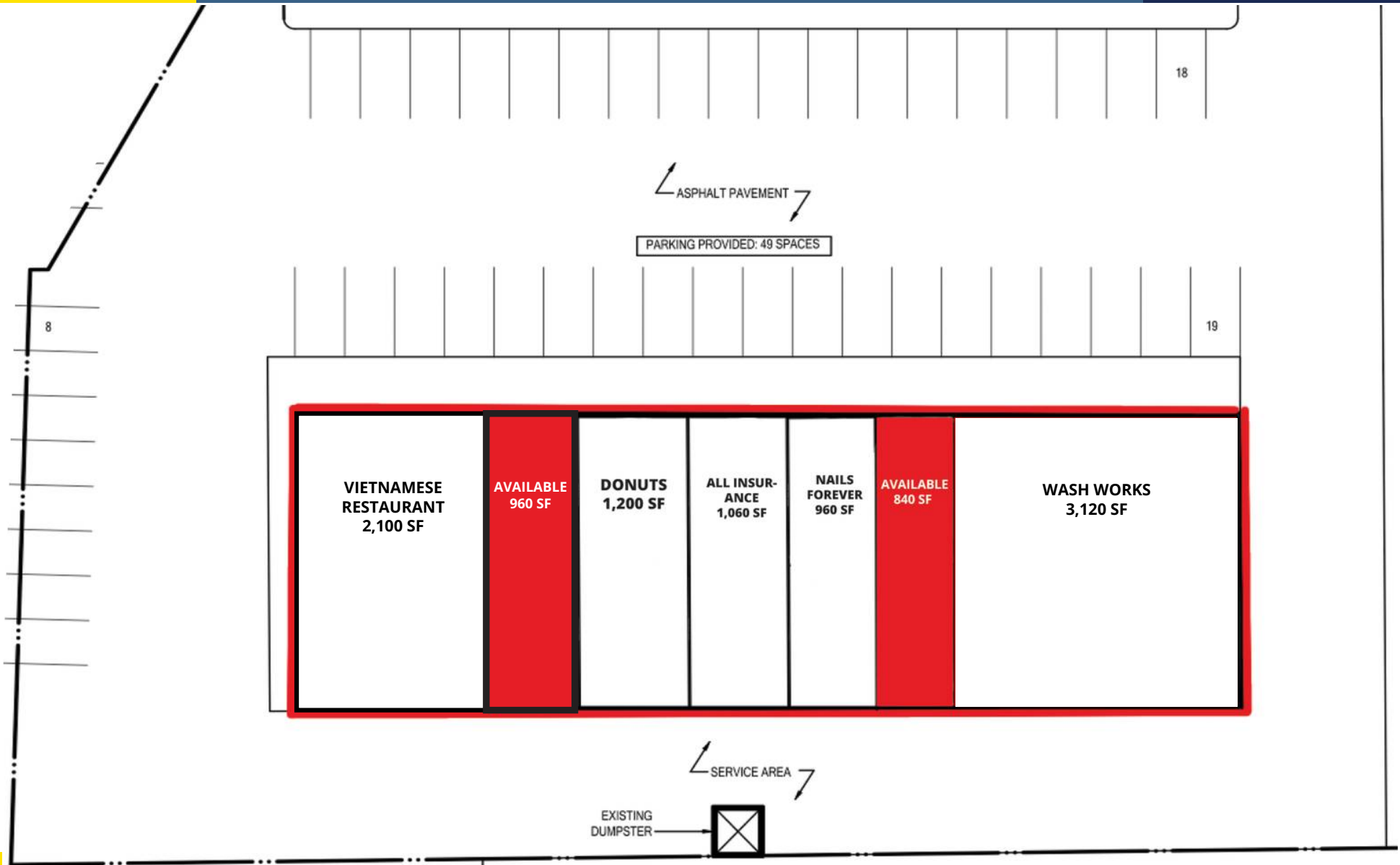
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**PRINCETON  
APARTMENTS**

**MOON DR 3,440 VPD**

**GUS THOMASSON RD 24,198 VPD**

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