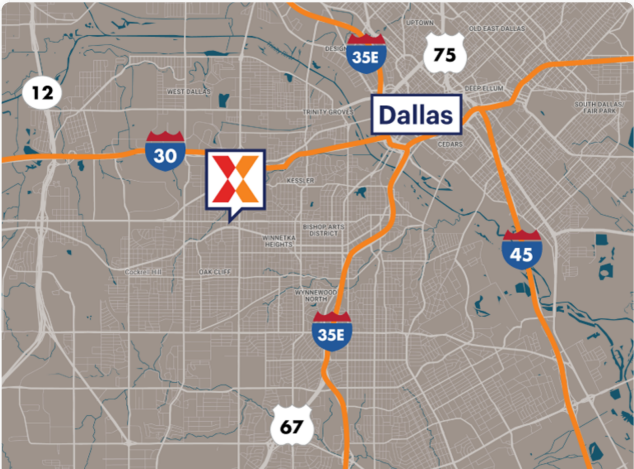


# Kessler Plaza

Dallas County Dallas-Fort Worth-Arlington, TX 68,962 Sq Ft

2625 W. Jefferson Blvd. | Dallas, TX 75211

32.7488, -96.8613



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 21,167    | 145,119   | 302,576   |
| Daytime Pop. | 20,885    | 161,812   | 584,558   |
| Households   | 7,630     | 49,756    | 114,930   |
| Income       | \$112,838 | \$101,215 | \$105,551 |

Source: Synergos Technologies, Inc. 2024

Anchored by WellMed with a diverse mix of national retailers including Wingstop, Frost Bank, H&R Block and Brident Dental

Surrounded by a dense population of 145K+ within 3-miles and located just 1-mile south of I-30

Strong daytime population of 161K+ within a 3-mile radius, plus nearby 4.8M Sq Ft Stevens Park Golf Course with 78K+ visits annually (Placer.ai 2025)

Located just 1-mile south of I-30 with 149K+ vehicles daily (Kalibrate 2022)

Specialty retail space and pop-up shop locations available

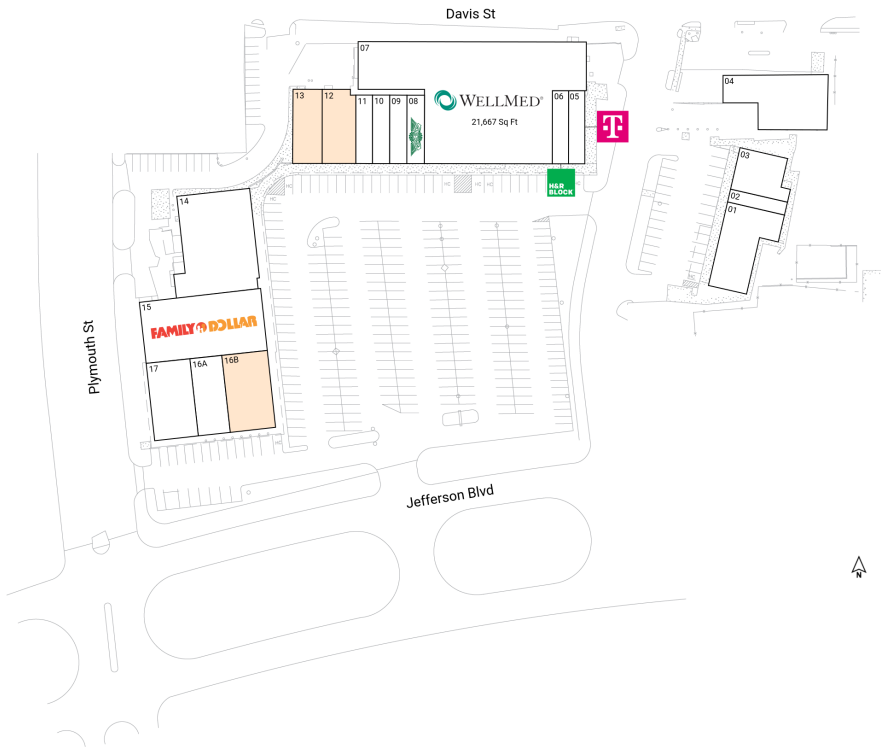


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## Available Spaces

|    |             |     |             |      |
|----|-------------|-----|-------------|------|
| 12 | 2,825 Sq Ft | 16B | 3,760 Sq Ft | 360° |
| 13 | 2,293 Sq Ft |     |             |      |

## Current Tenants

Space size listed in square feet

|     |                               |        |
|-----|-------------------------------|--------|
| 01  | Wash-N-Dry                    | 4,040  |
| 02  | Salon Ebenezer                | 815    |
| 03  | Judit Cleaners                | 2,300  |
| 04  | Oak Cliff Wheel & Tire        | 1,900  |
| 05  | T-Mobile                      | 1,275  |
| 06  | H&R Block                     | 1,275  |
| 07  | WellMed                       | 21,667 |
| 08  | Wingstop                      | 1,275  |
| 09  | OC Beauty Bar                 | 1,237  |
| 10  | Superior Blendz               | 1,237  |
| 11  | Sara's Pizza Cafe             | 1,190  |
| 14  | Barra Libre Sports Bar        | 7,850  |
| 15  | Family Dollar                 | 7,783  |
| 16A | Frost Bank                    | 2,640  |
| 17  | Brident Dental & Orthodontics | 3,600  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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