



Central Texas Marketplace

2604 W Loop 340
Waco, TX 76711

Center Type:
GLA: 429,653

Leasing Contact

Jordan Leon

(888) 341-6920

jleon@dlcmgmt.com

PROPERTY HIGHLIGHTS

- **Market-Dominant Destination:** A premier regional power center serving Waco and the broader Central Texas trade area, consistently drawing strong foot traffic.
- **Unmatched National Lineup:** Features a robust roster of best-in-class retailers, offering a comprehensive mix of fashion, home, value, and specialty categories.
- **Strategic Regional Connectivity:** Located at the high-visibility interchange of Loop 340 and Interstate 35, the key corridor linking Waco to Dallas and the greater North Texas region.
- **Powerful Anchor Strength:** Home to a leading anchor lineup including Kohl's, Belk, Ross, Marshalls, HomeGoods, pOpshelf, and Petco, creating a balanced and diversified retail draw.

DEMOGRAPHICS

	1 M	3 M	5 M
POPULATION	3,975	41,356	140,656
HOUSEHOLDS	1,674	15,960	52,637
AVG HH INCOME	\$84,143	\$78,114	\$88,633

MAJOR TENANTS





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● Available ● Coming Available

AVAILABLE SPACES

2	1,139 SF
9	1,806 SF
12	1,442 SF
15	2,159 SF
18A	2,009 SF
18B	1,500 SF
23B	7,447 SF
25	4,599 SF
52	1,250 SF
53	3,150 SF
66	1,400 SF

COMING AVAILABLE

20	1,400 SF
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S-340 LOOP / HIGHWAY 6
(34,987 ADT)

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



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CURRENT TENANTS

Available Coming Available

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1	City Nails	1,400 SF	26	Men's Wearhouse	5,350 SF	45	Belk	96,240 SF
3	Kendra Scott	2,403 SF	27	Britkare Home Medical	1,650 SF	46	Zales	3,000 SF
3A	SOMA	2,118 SF	28	Petco	15,000 SF	47	R&M Beauty Supply	880 SF
4	America's Best Contacts & Eyeglasses	3,100 SF	29	HomeGoods	19,400 SF	48	Create A Cig	1,760 SF
4A	Sharkey's Cuts For Kids	1,450 SF	29A	Skechers	15,680 SF	49	Happy Nails	1,074 SF
6	3 Spoons Yogurt	1,670 SF	30	Maurices	5,000 SF	50	Courtney's Boutique	3,590 SF
7	Torrid	3,930 SF	31	Buckle	5,500 SF	54	Warhammer	1,230 SF
8	Chico's	2,520 SF	33	Sally Beauty	1,500 SF	55	Kohl's	88,408 SF
10	Crumbl Cookie	2,030 SF	34	Old Navy	14,800 SF	56	Salons by JC	6,000 SF
11	Tanfastic	2,030 SF	35	Rally House	8,000 SF	61	Massage Envy	3,500 SF
13	CBD Plus USA	1,120 SF	36	Rack Room Shoes	6,234 SF	63	Aburion Tech Repair & Solutions	1,050 SF
14	Panda Express	2,292 SF	37	J.Crew Factory	4,182 SF	64	European Wax Center	1,400 SF
16	Red Wing Shoes	2,030 SF	38	PopShelf	10,800 SF	65	The Good Feet Store	2,100 SF
17	T-Mobile	2,100 SF	39	Marshalls	28,000 SF	67	Verizon Wireless	2,800 SF
19	SportClips	1,400 SF	40	Kirkland's	12,499 SF	68	Music & Arts Center	2,400 SF
20	GameStop	1,400 SF	40A	Dollar Tree	11,122 SF	69	Sleep Number	3,600 SF
21	Amazing Lash Studio	1,750 SF	41	Bath & Body Works	5,559 SF	72	Wako Roll	2,400 SF
22	Mattress Firm	3,500 SF	42	Ross Dress for Less	30,078 SF	73	Boot Barn	12,000 SF
23A	ULTA Beauty	10,434 SF	43	Carter's	4,347 SF			
24	Loft	6,000 SF	44	Hibbett	4,729 SF			

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