

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

	1M	3M	5M
POPULATION	2,288	40,030	140,916
HOUSEHOLDS	948	15,587	52,640
AVG HH INCOME	$67,777	$69,762	$82,789

MAJOR TENANTS

ROSS DRESS FOR LESS · Marshalls · DOLLAR TREE · belk

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AVAILABLE SPACES

2	1,139 SF
9	1,806 SF
12	1,442 SF
18A	2,009 SF
23B	7,447 SF
25	4,599 SF
27	1,650 SF
47	880 SF
52	1,250 SF
53	3,150 SF
66	1,400 SF

COMING AVAILABLE

20	1,400 SF

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.

Available Coming Available



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CURRENT TENANTS

Available Coming Available

1	City Nails	1,400 SF
3	Kendra Scott	2,403 SF
3A	SOMA	2,118 SF
4	America's Best Contacts & Eyeglasses	3,100 SF
4A	Sharkey's Cuts For Kids	1,450 SF
6	3 Spoons Yogurt	1,670 SF
7	Torrid	3,930 SF
8	Chico's	2,520 SF
10	Crumbl Cookie	2,030 SF
11	Tanfastic	2,030 SF
13	CBD Plus USA	1,120 SF
14	Panda Express	2,292 SF
15	Sweathouz	2,159 SF
16	Red Wing Shoes	2,030 SF
17	T-Mobile	2,100 SF
18B	GEICO	1,500 SF
19	SportClips	1,400 SF
20	GameStop	1,400 SF
21	Amazing Lash Studio	1,750 SF
22	Mattress Firm	3,500 SF
23A	ULTA Beauty	10,434 SF
24	Loft	6,000 SF
26	Men's Wearhouse	5,350 SF
28	Petco	15,000 SF
29	HomeGoods	19,400 SF
29A	Skechers	15,680 SF
30	Maurices	5,000 SF
31	Buckle	5,500 SF
33	Sally Beauty Supply	1,500 SF
34	Old Navy	14,800 SF
35	Rally House	8,000 SF
36	Rack Room Shoes	6,234 SF
37	J.Crew Factory	4,182 SF
38	PopShelf	10,800 SF
39	Marshalls	28,000 SF
40	Kirkland's	12,499 SF
40A	Dollar Tree	11,122 SF
41	Bath & Body Works	5,559 SF
42	Ross Dress for Less	30,078 SF
43	Carter's	4,347 SF
44	Hibbett	4,729 SF
45	Belk	96,240 SF
46	Zales	3,000 SF
48	Create A Cig	1,760 SF
49	Happy Nails	1,074 SF
50	Courtney's Boutique	3,590 SF
54	Warhammer	1,230 SF
55	Kohl's	88,408 SF
56	Salons by JC	6,000 SF
61	Massage Envy	3,500 SF
63	Aburion Tech Repair & Solutions	1,050 SF
64	European Wax Center	1,400 SF
65	The Good Feet Store	2,100 SF
67	Verizon Wireless	2,800 SF
68	Music & Arts Center	2,400 SF
69	Sleep Number	3,600 SF
72	Wako Roll	2,400 SF
73	Boot Barn	12,000 SF