

# LAKE HIGHLANDS VILLAGE

8698 SKILLMAN STREET, DALLAS, TX



## PROPERTY OVERVIEW

Lake Highlands Village is a premier grocery anchored center serving the affluent Lake Highlands trade area. Over the past decade, Lake Highlands has experienced tremendous growth and continues to be one of the most sought-after neighborhoods in the City of Dallas. The property is located just down the street from Lake Highlands High School, a top Richardson ISD school, and benefits from daily commuter traffic along with the strong draw of its convenience oriented tenant mix. Major traffic drivers include: Tom Thumb, Starbucks, PNC Bank, Zato Sushi, Workout Anytime, Cici's Pizza, and McDonald's.

## TRAFFIC COUNTS

SKILLMAN STREET	42,638 V.P.D.
ROYAL LANE	18,600 V.P.D.

GLA: 171,068 SF

WEB LINK: [jahrealty.propertycapsule.com/lakehighlandsvillage](http://jahrealty.propertycapsule.com/lakehighlandsvillage)

## DEMOGRAPHICS

2025 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	165,785	176,956	\$78,515
5 MILE	402,385	463,008	\$94,569

## LEASING CONTACT

### JAH REALTY

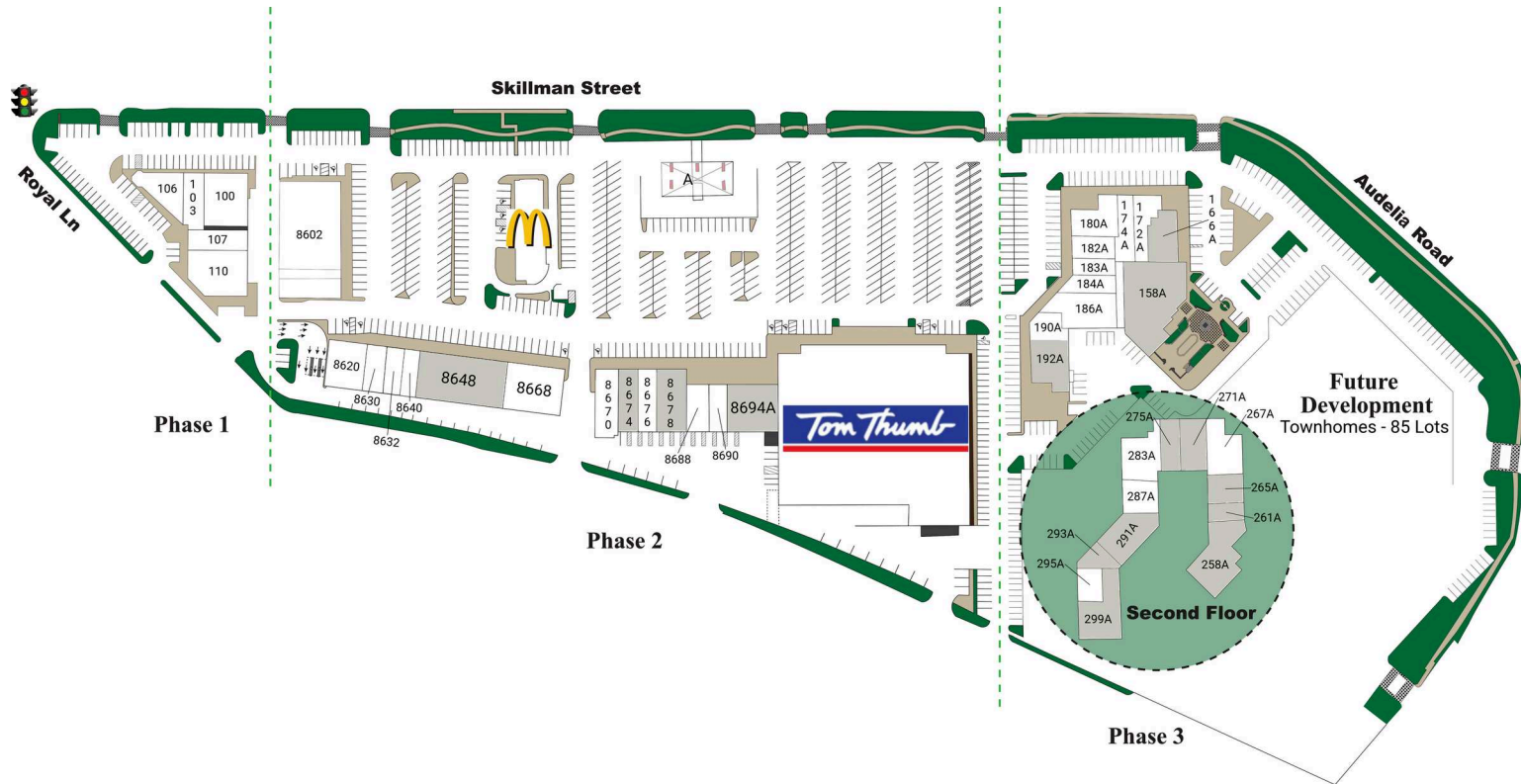
1717 Main Street, Suite 2600  
Dallas, Texas 75201

P 214-220-0274

[dfwleasing@jahco.net](mailto:dfwleasing@jahco.net)

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TENANT	SQFT
Chase Bank ATM	
A Tom Thumb Fuel Cen...	156
B Mcdonald's (N.A.P.)	5,368
100 Mijas Taqueria	3,985
103 Metro by T-Mobile	2,010
106 Artico Dentistry	2,500
107 Daily Stop	2,050
110 Royal Coin Laundry	4,302
158A Available	7,620
166A Available	2,297
172A Wingstop	2,043
174A BBQ Restaurant	1,634
180A Dallas Nail Spa	2,406
182A UPS	1,301
183A Allstate Insurance	1,048
184A Kingsley Optical	1,521
186A Daycare	3,645
190A Zato Thai Cuisine ...	1,968
192A Available	2,092
258A Available	3,060
261A Available	852
265A Available	1,320
267A Dr. Robert Alan Ce...	2,192
271A Available	1,682
275A Available	1,629
283A Jimmie Miller, DDS	2,260
287A Skilled Staffing	1,450
291A Available	2,629
293A Available	602
295A Henderson Collective	1,114
299A Available	3,044
8602 American Beauty Su...	11,972
8620 PNC Bank	2,974
8630 Mint Dentistry	1,812
8632 \$100 Braids	1,497
8640 DHL	900
8648 Available	6,870
8668 Paul Steven Worrel...	4,485
8670 Moon Wok	2,400
8674 Available	2,080
8676 Lake Highlands Imp...	1,920
8678 Available	3,200
8688 SpineTime Chiropra...	1,800
8690 Hen House	1,403
8694A Available	4,000
8698 Tom Thumb	52,480

Availability

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