

# LAKE HIGHLANDS VILLAGE

8698 SKILLMAN STREET, DALLAS, TX

**JAH**  
REALTY



## 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, WingStop and McDonald's.

## TRAFFIC COUNTS

|                 |               |
|-----------------|---------------|
| SKILLMAN STREET | 35,228 V.P.D. |
| ROYAL LANE      | 28,108 V.P.D. |

GLA: 171,068 SF

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

## DEMOGRAPHICS

| 2026<br>ESTIMATES |  TOTAL<br>POPULATION |  DAYTIME<br>POPULATION |  AVG. HH<br>INCOME |
|-------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 3 MILE            | 170,608                                                                                                 | 87,403                                                                                                    | \$78,575                                                                                                |
| 5 MILE            | 402,674                                                                                                 | 223,519                                                                                                   | \$96,200                                                                                                |

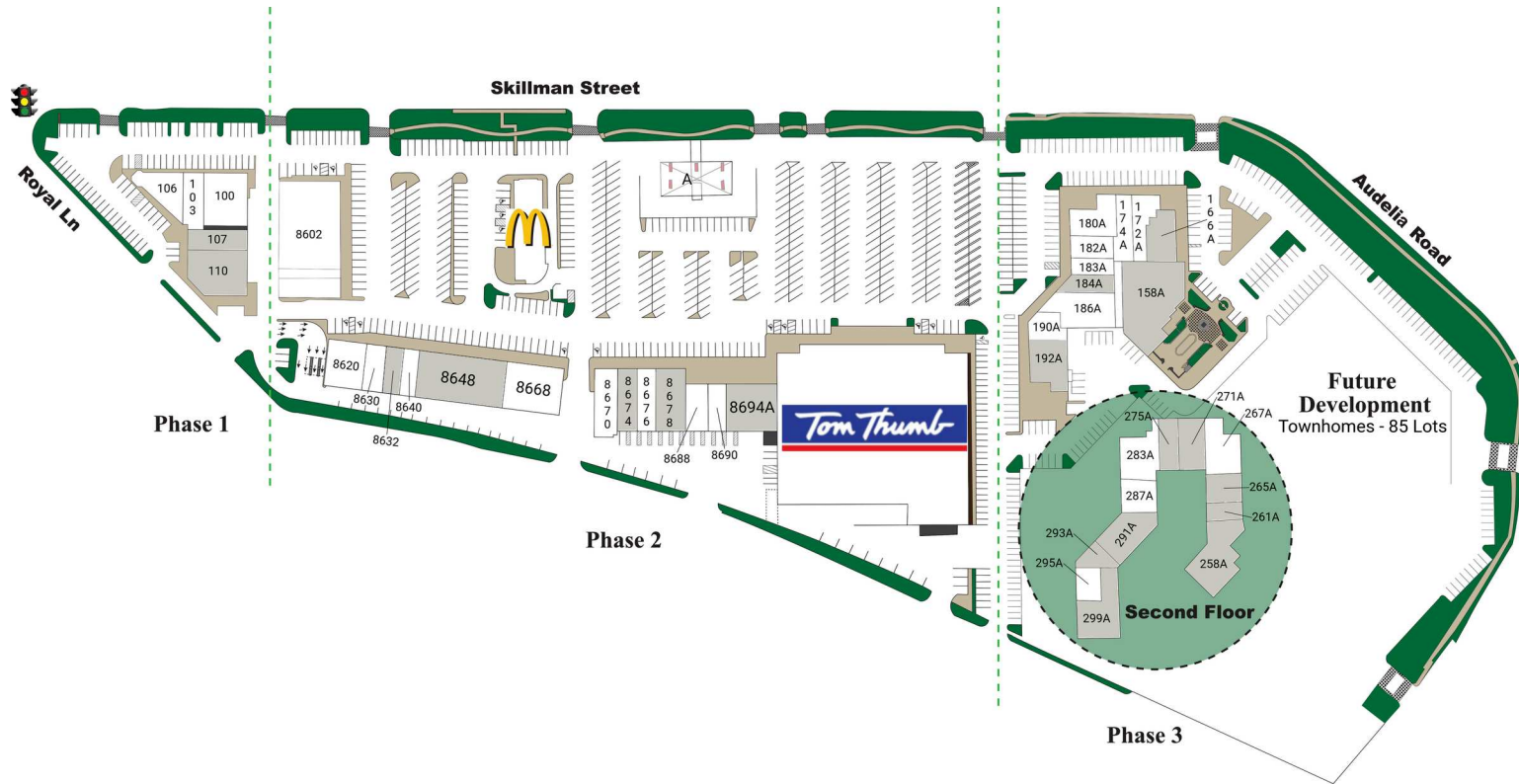
## LEASING CONTACT

### KURT BRADLEY

1717 Main Street, Suite 2600  
Dallas, Texas 75201  
P 214-294-5911 | C 310-384-4373  
[kurt.bradley@jahco.net](mailto:kurt.bradley@jahco.net)

# LAKE HIGHLANDS VILLAGE

8698 SKILLMAN STREET, DALLAS, TX



| 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 Available              | 2,050  |
| 110 Available              | 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 Available             | 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 Available             | 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

## LEASING CONTACT

KURT BRADLEY

1717 Main Street, Suite 2600, Dallas, Texas 75201 | 214-294-5911 | kurt.bradley@jahco.net