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 few decades, Lake Highlands has experienced tremendous growth and continues to be one of the most sought-after neighborhoods in the City of Dallas. The shopping center is positioned in close proximity to Lake Highlands High School, a top Richardson ISD school, along with the junior school and elementary schools, and benefits from daily commuter traffic along Skillman at the new interchange at I-635. Mattamy Homes is currently under construction on a new 85 lot townhome community abutting the property which will benefit from the walkable amenities including shopping, dining, medical and other services such as Tom Thumb, Starbucks, PNC Bank, Zato Thai, WingStop and McDonald's.

TRAFFIC COUNTS

SKILLMAN STREET	35,537 V.P.D.
ROYAL LANE	28,356 V.P.D.
I-635	186,287 V.P.D.

GLA: 171,068 SF **WEB LINK:** jahrealty.propertycapsule.com/lakehighlandsvillage

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	167,373	84,542	$90,374
5 MILE	411,304	223,152	$105,629

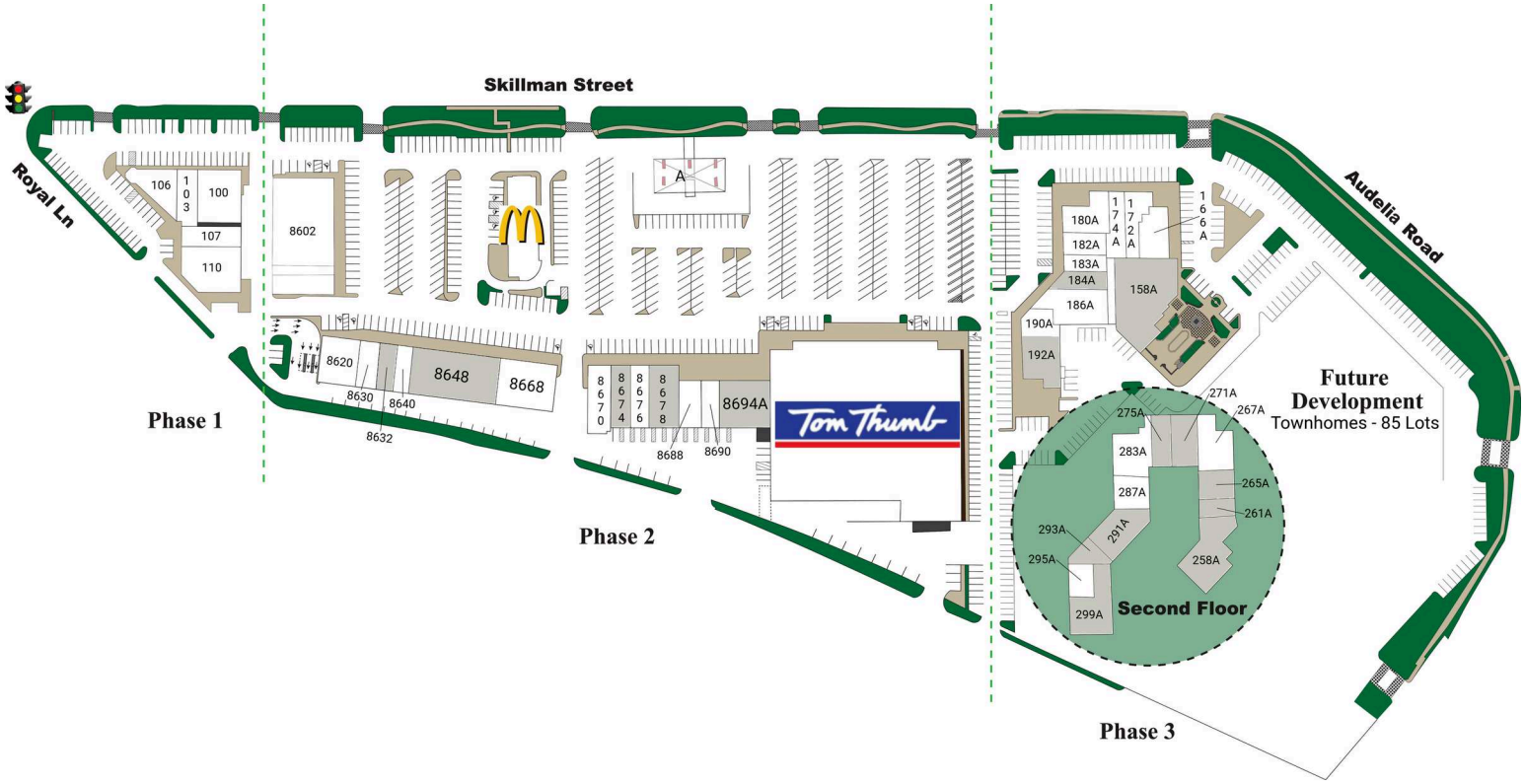
LEASING CONTACT

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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	SpinCycle	4,302
158A	Available	7,620
166A	Sol Pilates	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	Dental Studio Lake...	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

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