



## PROPERTY OVERVIEW

Shiloh Square is a grocery anchored neighborhood center located in a densely populated trade area of Garland, Texas just west of the George Bush Turnpike. As Dallas-Fort Worth continues to grow, Garland has become an attractive suburb and has experienced a 20% population increase over the past 15 years. The property boasts a strong mix of service-oriented businesses which includes: Chase Bank, T-Mobile, Dr. Scott Dooley, and Dr. Andy Chiropractic. Other area retailers include: Target, Walmart, and Lifetime Fitness.

## TRAFFIC COUNTS

SHILOH ROAD	18,390 VPD
ARAPAHO ROAD	24,016 VPD

GLA: 24,038 SF    WEB LINK: [jahrealty.propertycapsule.com/shilohsquare](http://jahrealty.propertycapsule.com/shilohsquare)

## DEMOGRAPHICS

2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	115,762	120,794	\$98,846
5 MILE	324,765	344,134	\$90,816

## LEASING CONTACT

**JAH REALTY**  
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 Dallas, Texas 75201  
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# SHILOH SQUARE

2645 ARAPAHO ROAD, GARLAND, TX



TENANT	SQFT
Tom Thumb	
101 Perrys Fine Dry Cl...	1,500
103 Dr. Andy Philachack	1,500
109 Patella Barber Shop	900
113 Dr. Scott Dooley DDS	2,295
121 Calvert Hearing Care	1,579
125 Feng Cha Teahouse	1,500
129 State Farm	1,200
133 Perfect Fit Tailor	1,064
137 T Mobile	1,500
145 Jackson Hewitt Tax	1,200
149 Castello's Pizza	
153 Nail Star	1,400
200 Chase Bank	4,000
300 Tom Thumb	3,000

■ Non-Controlled

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