



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

DEMOGRAPHICS

| 2024 ESTIMATES | TOTAL POPULATION | DAYTIME POPULATION | AVG. HH INCOME |
|----------------|------------------|--------------------|----------------|
| 3 MILE | 131,230 | 53,406 | \$80,468 |
| 5 MILE | 333,317 | 167,894 | \$88,694 |

LEASING CONTACT

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 1717 Main Street, Suite 2600
 Dallas, Texas 75201
 P 214-220-0274
dfwleasing@jahco.net



| 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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