# **SHILOH SQUARE** 2645 ARAPAHO ROAD, GARLAND, TX





## 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	19,949 VPD
ARAPAHO ROAD	26,533 VPD

**GLA**: 24,038 SF **WEB LINK**: jahrealty.propertycapsule.com/shilohsquare

## **DEMOGRAPHICS**

2025 Estimates	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	113,768	56,030	\$103,483
5 MILE	328,776	173,667	\$96,677

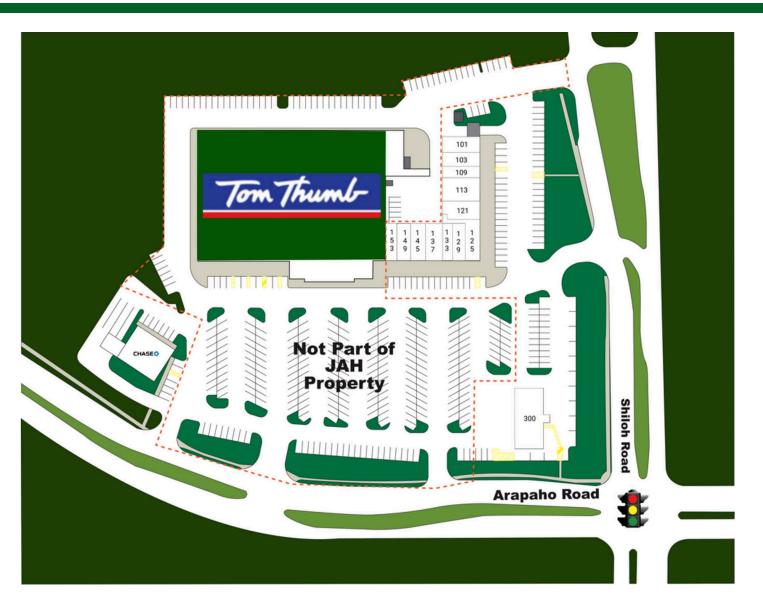
### **LEASING CONTACT**

### JAH REALTY

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

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	TENANT	SQF
	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 LEASING CONTACT

JAH REALTY

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