

# 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  | 20,138 VPD |
| ARAPAHO ROAD | 26,765 VPD |

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

## DEMOGRAPHICS

| 2026<br>ESTIMATES |  TOTAL<br>POPULATION |  DAYTIME<br>POPULATION |  AVG. HH<br>INCOME |
|-------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 3 MILE            | 116,978                                                                                                 | 56,705                                                                                                    | \$116,692                                                                                               |
| 5 MILE            | 338,490                                                                                                 | 175,237                                                                                                   | \$109,766                                                                                               |

## 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)

# 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 Available             | 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
  Availability
  Potential Availability

## LEASING CONTACT

**KURT BRADLEY**

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