



## PROPERTY OVERVIEW

Richardson Heights is a regional shopping center located at SWC of Belt Line Rd. and Central Expressway, a major thoroughfare carrying over 239,000 VPD, in Richardson, TX. The property encompasses approximately 16 acres with over 200,000 sq. ft. of retail, restaurants and service tenants including Alamo Drafthouse, TJ Maxx, Half Price Books, Skechers, Phenix Salon Suites, Party City, McDonald's, Birdcall, and many others.

## TRAFFIC COUNTS

N CENTRAL EXPRESSWAY	239,319 VPD
W BELT LINE RD	26,378 VPD

**GLA:** 204,597 SF    **MSA:** Dallas-Fort Worth    **WEB LINK:** [jahrealty.propertycapsule.com/richardsonheights](http://jahrealty.propertycapsule.com/richardsonheights)

## DEMOGRAPHICS

2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
1 MILE	11,894	13,592	\$102,344
3 MILE	147,768	105,675	\$91,982
5 MILE	404,584	256,258	\$95,067

## LEASING CONTACT

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# RICHARDSON HEIGHTS

100 S CENTRAL EXPRESSWAY, RICHARDSON, TX



TENANT	SQFT
Pad-02 Available	2,204
Pad-9 Birdcall	3,164
Pad-U3 Mcdonald's (N.A.P.)	
12 TJ Maxx	27,953
14 Alamo Drafthouse C...	29,800
15 Cinnaholic	1,185
16A Cream & Crapes	1,150
16B Heena Beauty Salon	1,850
17 Haystack Burgers &...	1,800
18 Ricky's Hot Chicken	1,200
19 Tahzeen's Boutique	1,813
21 Available	3,410
21S Available	1,980
25 Available	3,826
26A Magnum Choice Incu...	1,386
26C Desi Brothers Farm...	8,969
32 Half Price Books	10,163
33 Available	3,410
35 JS International G...	3,200
36 Cake Carousel	6,852
38 Maintenance	649
41 Available	12,400
42 Sketchers	7,011
43 Phenix Salon	6,000
44 Cuzco Peruvian Res...	3,086
46 Farje' Perfumes	1,604
47 Available	2,524
49 Fusion Vibes	4,850
50 Fusion Vibes	1,600
52 Fatina's Kitchen	2,830
53 Fatayer	1,460
57 Occupied	874
60 Aboca's Italian Gr...	4,709
64 Subway	1,704
65 Addis Abeba Ethiop...	2,200
66 Available	2,122
70A Available	15,663
70B Available	14,050
72 Industrial Pizza	2,020
74 Lucky's Barbershop	480
75 Parks Donuts	620
104 Chiloso's Mexican ...	2,534
108 Bangkok at Beltline	2,850
112 Cell Phone and Lap...	536
116 Masami Japanese	1,896

Availability  
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