RICHARDSON HEIGHTS

100 S CENTRAL EXPRESSWAY, RICHARDSON, TX

JAH REALTY

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, HomeGoods, Half Price Books, Skechers, Phenix Salon Suites, McDonald's, Birdcall, and many others.

TRAFFIC COUNTS

N CENTRAL EXPRESSWAY	239,319 VPD
W BELT LINE RD	28,466 VPD

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

DEMOGRAPHICS

2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
1 MILE	12,406	14,026	$116,879
3 MILE	151,053	109,485	$103,427
5 MILE	415,041	275,132	$107,315

LEASING CONTACT

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	TENANT	SQFT
	Available	
BTS	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	Matcha Cafe Maiko	1,185
16A	Cream & Crepes	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	Levant Rostery	6,400
25	Available	3,220
26A	Magnum Choice Incu...	1,412
26C	Desi Brothers Farm...	8,969
32	Half Price Books	10,163
35	Available	3,200
36	Cake Carousel	6,852
38	Available	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
70	Home Goods	29,713
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 Potential Availability

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