



## 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

**JAH REALTY**  
 1717 Main Street, Suite 2600  
 Dallas, Texas 75201  
 P 214-220-0274  
[dfwleasing@jahco.net](mailto:dfwleasing@jahco.net)

# 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	Party City	12,400
42	Sketchers	7,011
43	Phenix Salon	6,000
44	Cuzco Peruvian Res...	3,086
46	Available	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	Available	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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