

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. It is also important to note that Target, Walmart, and Lifetime Fitness have stores just 2 miles east of the intersection.

TRAFFIC COUNTS

SHILOH ROAD	18,390 VPD
ARAPAHO ROAD	24,016 VPD

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

DEMOGRAPHICS

2018 ESTIMATES


**TOTAL
POPULATION**


**DAYTIME
POPULATION**


**AVG. HH
INCOME**

3 MILE
5 MILE

115,762
324,765

117,888
358,113

\$93,758
\$84,352

LEASING CONTACT

WILLIAM ROSATTI, CCIM

1717 Main Street, Suite 2600

Dallas, Texas 75201

P 214-294-5911 | C 901-218-7593

william.rosatti@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 Available	900
113 Dr. Scott Dooley DDS	2,295
121 Calvert Hearing Care	1,579
125 Tea Shop	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 Little Caesars	1,400
153 Available	1,400
200 Chase Bank	4,000
300 Tom Thumb	3,000

Non-Controlled Availability

LEASING CONTACT

WILLIAM ROSATTI, CCIM

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