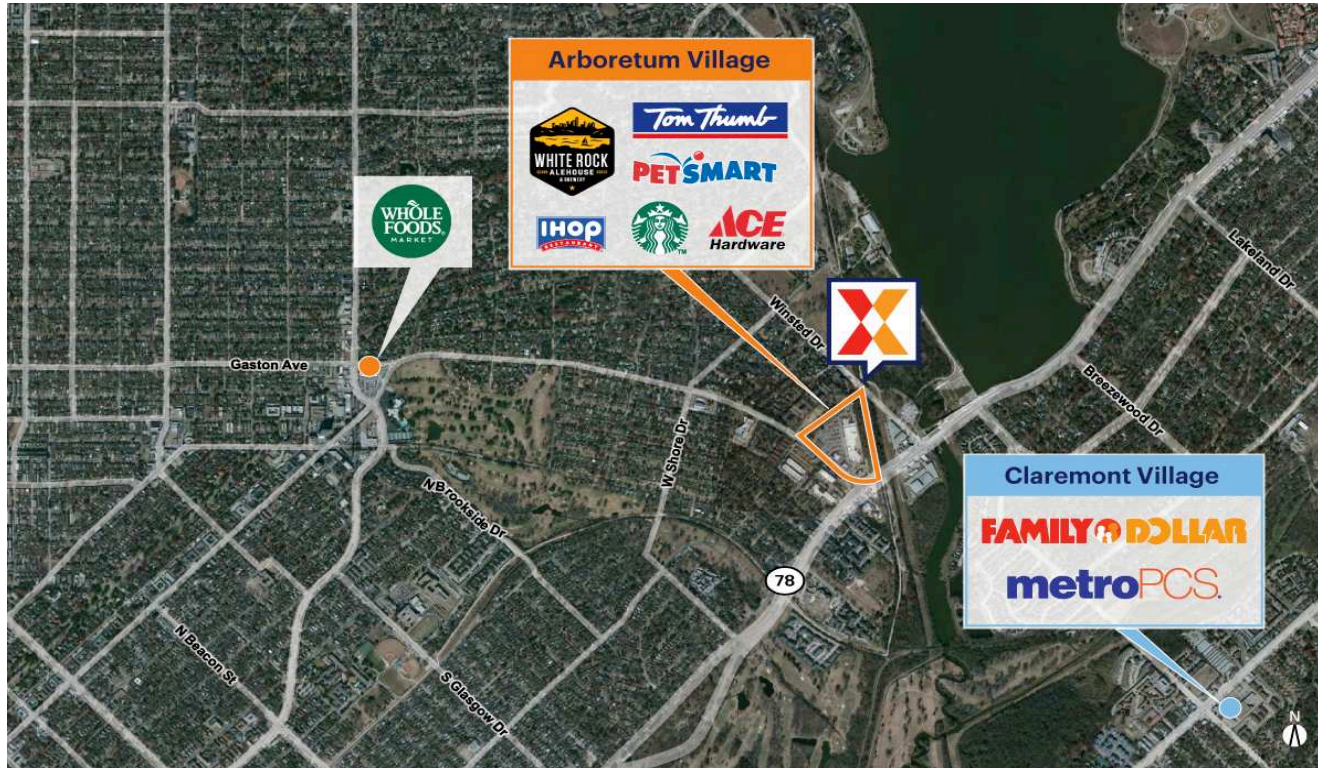


# Arboretum Village

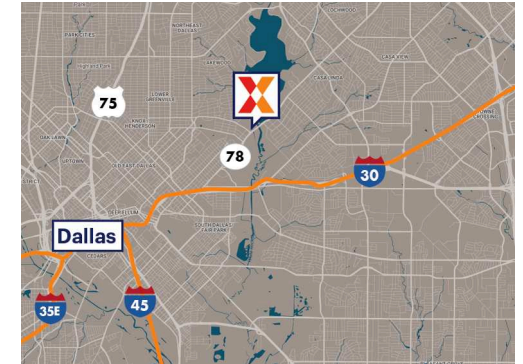
Dallas-Fort Worth-Arlington, TX

32.813, -96.7303

7331 Gaston Avenue | Dallas, TX 75214



Center Size: 95,354 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,954	131,292	434,578
	4,548	57,062	194,688
	\$163,867	\$116,667	\$116,859

Tom Thumb-anchored center with a mix of national & local tenants including PetSmart, Ace Hardware and White Rock Alehouse & Brewery

High visibility on Garland Avenue from over 31,000 vehicles daily

The center ranks in the top 5% of like-size shopping centers for estimated visits

Arboretum Village serves a dense infill trade area population of over 131,000+ within 3-miles, with average household incomes & college education levels well-above the national average

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## Available Space

PAD A	0 SF
150	2,074 SF
155	2,465 SF

## Current Retailers

N.A.P.	Raising Cane's	0 SF
100	White Rock Alehouse & Brewery	4,176 SF
110	Justice Premier Martial Arts	1,798 SF
120	Ace Hardware	12,249 SF
130	Tom Thumb	22,803 SF
140	PetSmart	14,961 SF
160	Ideal Dental	1,714 SF
165	Shadow Nail Spa	2,304 SF
170	Hand & Stone Massage & Facial Spa	2,770 SF
175	The Village Salons	7,896 SF
180	Frontline ER	8,732 SF
7317	IHOP	4,481 SF
7318	Studio 6 Fitness	2,975 SF
7325	Starbucks	1,850 SF
7326	Jia Asian Bistro	2,106 SF

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