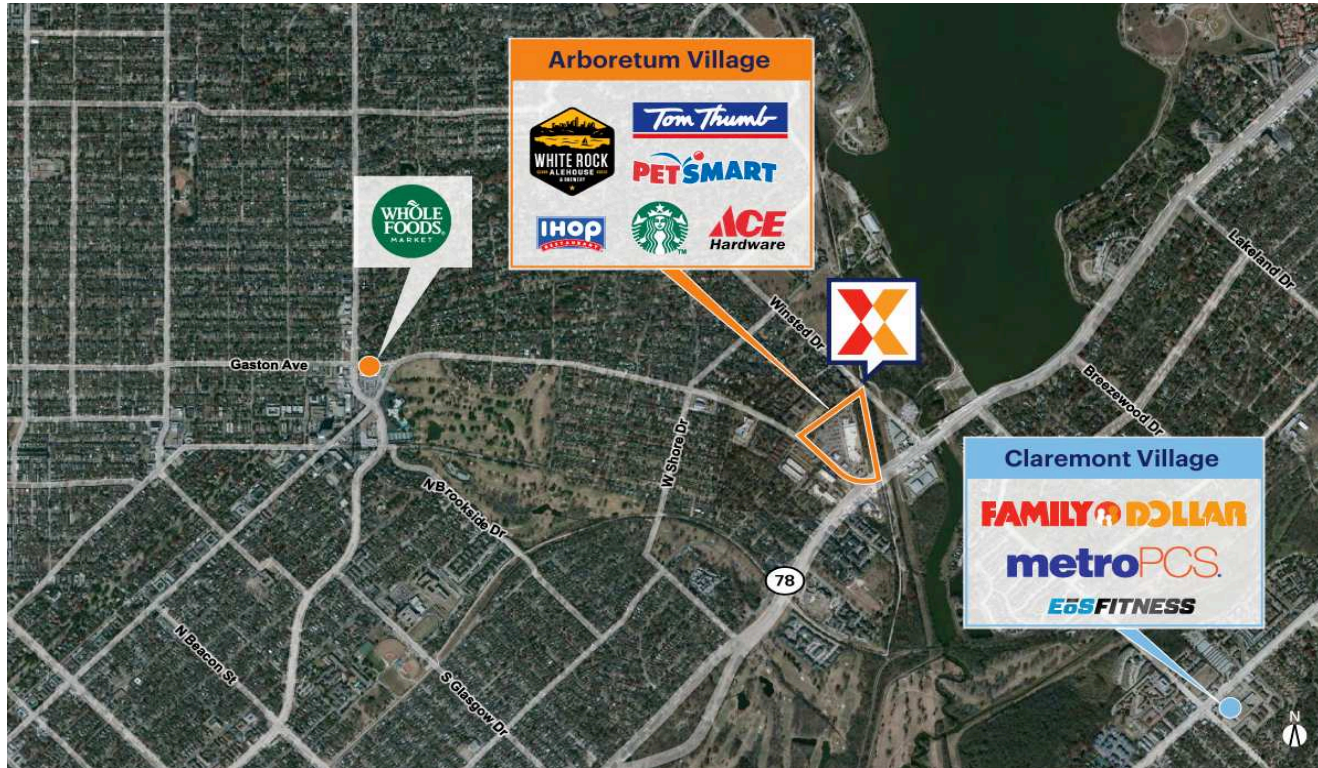


Arboretum Village

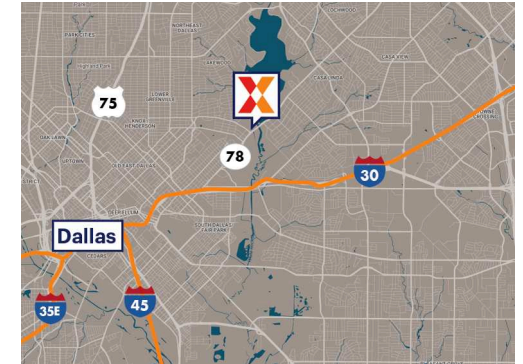
Dallas-Fort Worth-Arlington, TX

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

Arboretum Village

Dallas-Fort Worth-Arlington, TX

32.813, -96.7303
7331 Gaston Avenue | Dallas, TX 75214



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 |

1771