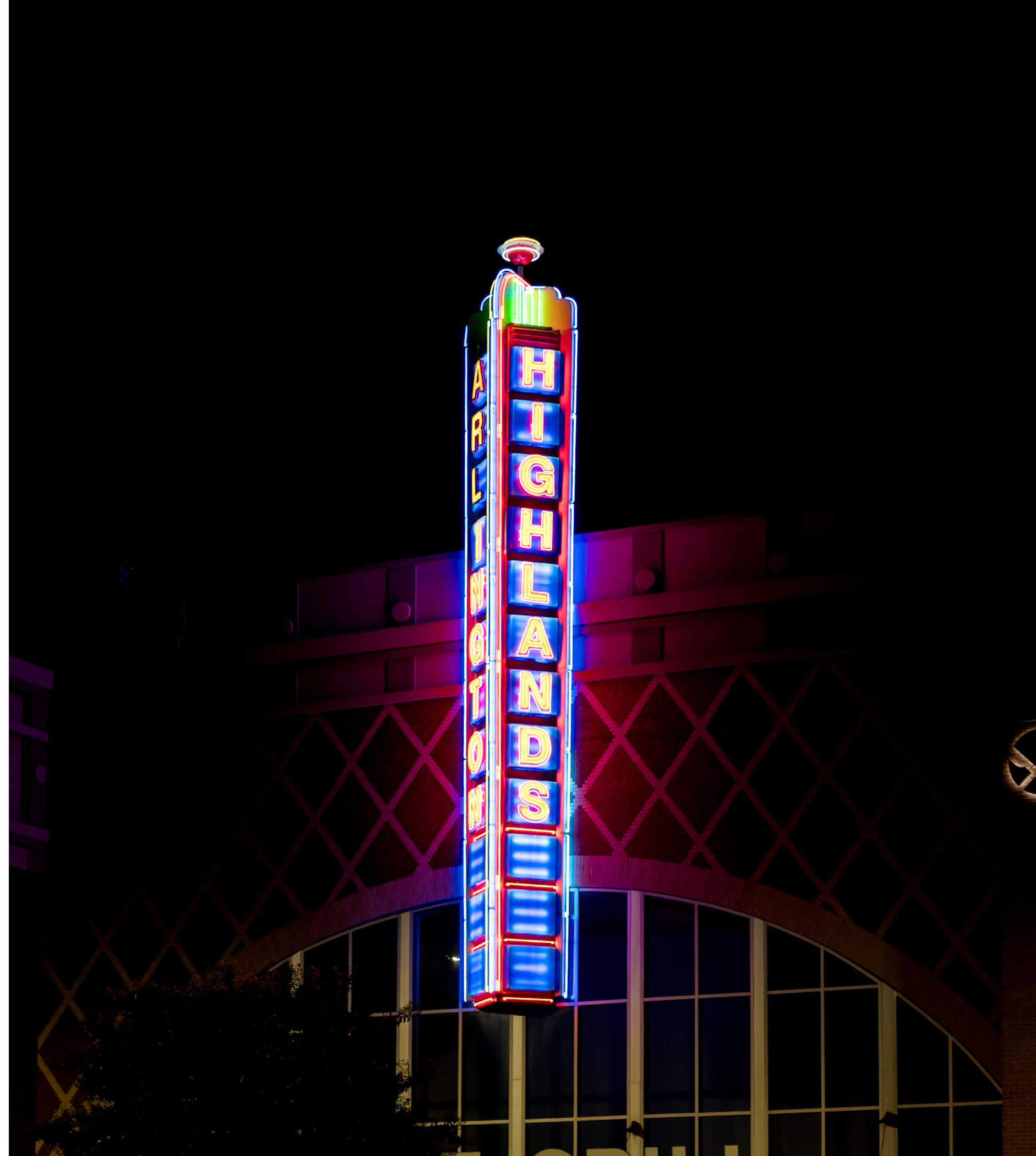


&rlington
highlands



Arlington Highlands is the place where quality retail and entertainment meet

—a daily destination providing
desirable shopping, dining, and
family-fun experiences for visitors
and residents alike.





PROPERTY SCOPE

Find your business at Arlington Highlands.

As the city's leading open-air retail district, totaling 715,000 square feet across 80 acres of land, Arlington Highlands is home to 116 retailers, offering leasing opportunities from 1,289 SF to 30,000 SF.

The development offers a mixture of retail, restaurant, service, education, and specialty tenants. With multiple green spaces and high foot traffic, Arlington Highlands is a prime location for brands expanding their reach within the DFW metroplex.

Flexible Leasing Options Available

116

retailers

715 K

total square feet

2.1 M

unique visitors per year

AREA FACTS

Our district by the numbers

Arlington, Texas, is at the center of the Dallas–Fort Worth metroplex and ranks as the 3rd largest city in North Texas. With a rapidly growing population exceeding 394,600, our city stands out as the 4th most diverse city nationwide.

Our convenient location gives us close proximity to a rapidly growing region, within 30 minutes of seven major universities and the entertainment districts of multiple cities.

8.7 M

annual visits to our property

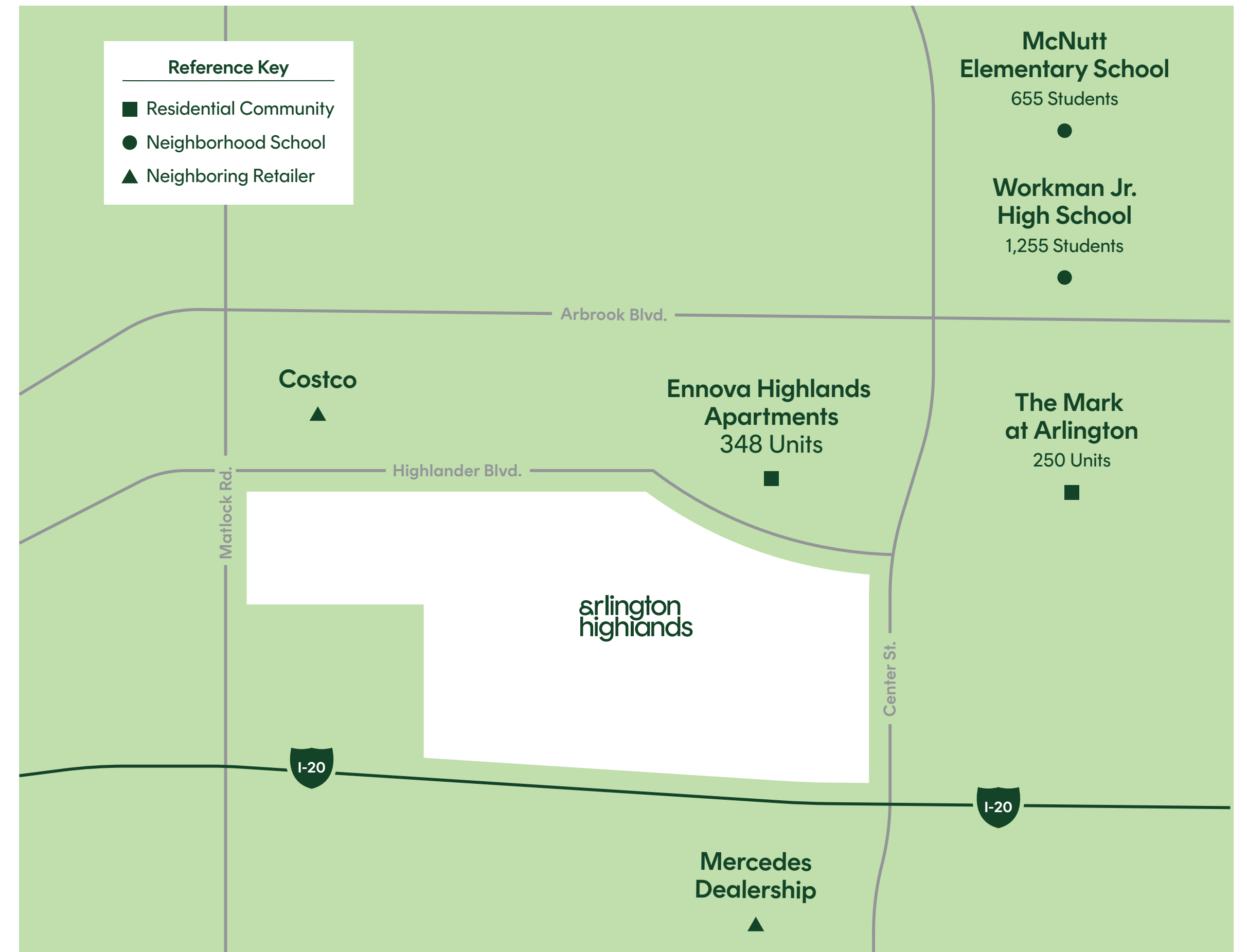
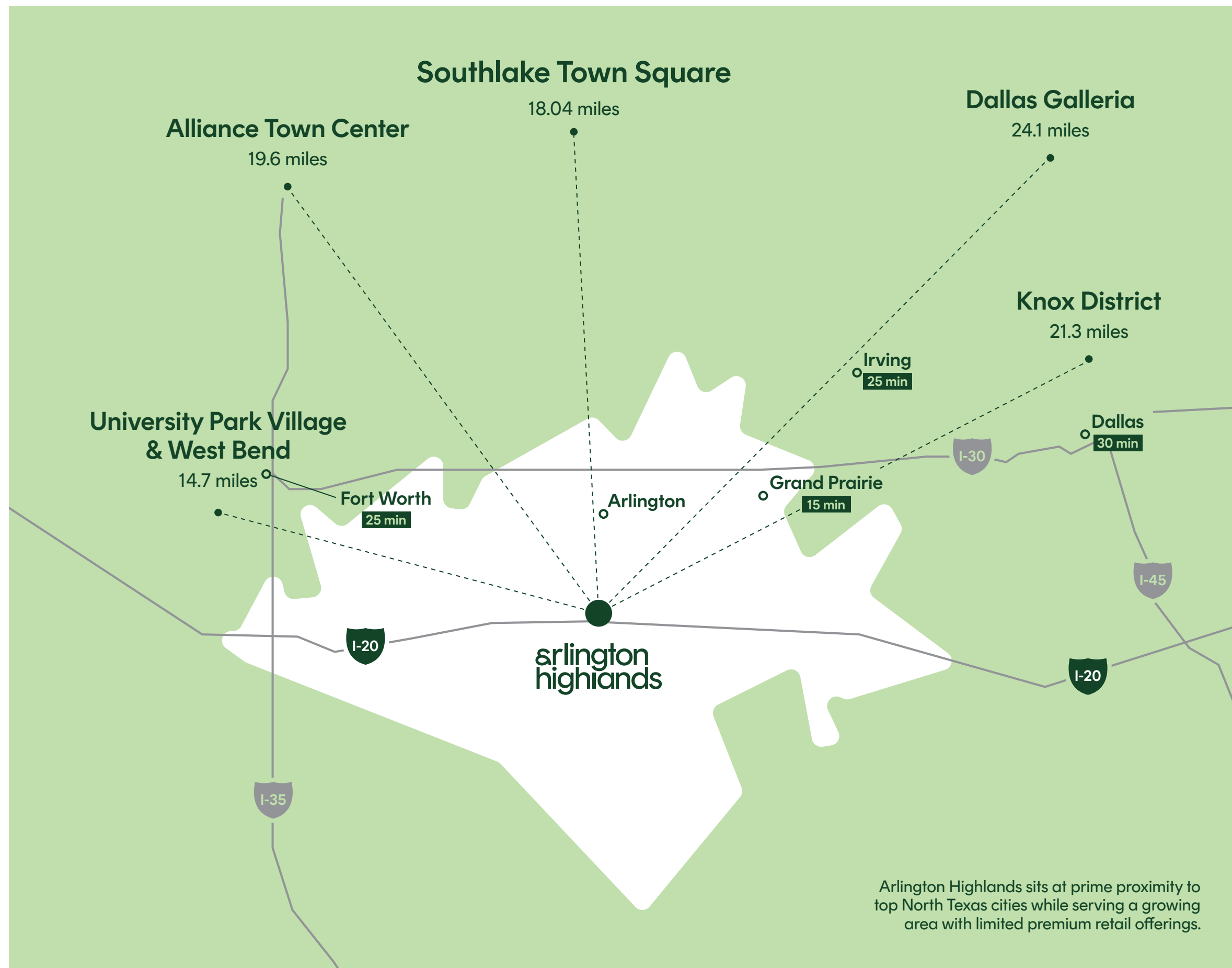
3rd

largest city in North Texas

66

minute shopping dwell time





KEY DEMOGRAPHIC HIGHLIGHTS

Our property is surrounded by a growing population of residents with an average income of more than \$87,000.

	Est. Population:	Avg. HH Income:	Total Housing Units:	Daytime Population:	Median Home Value:
1 Mile	10,145	\$87,337	3,713	19,930	\$267,391
3 Mile	131,516	\$92,069	46,216	121,174	\$286,333
5 Mile	359,240	\$98,700	125,295	325,239	\$320,780

SURROUNDING AREA

Our property benefits from high visibility, easy access, and multiple traffic counts from:

INTERSTATE 20
203,522
 vehicles per day

MATLOCK RD.
36,485
 vehicles per day

AREA ATTRACTIONS

Additionally, we are conveniently situated a short distance from neighborhood and residential anchors that generate traffic to and from popular shopping destinations:

- Costco Wholesale
- The Parks Mall at Arlington
- Mercedes-Benz
- Academy Sports + Outdoors
- Total Wine & More

Warby Parker
Ulta
Kendra Scott
Gloria's Latin Cuisine
Starbucks
Lululemon
Yourself
Studio Movie Grill
Dave & Buster's
Torchy's Tacos
Bath and Body Works
LoveSac
James Avery

FIND

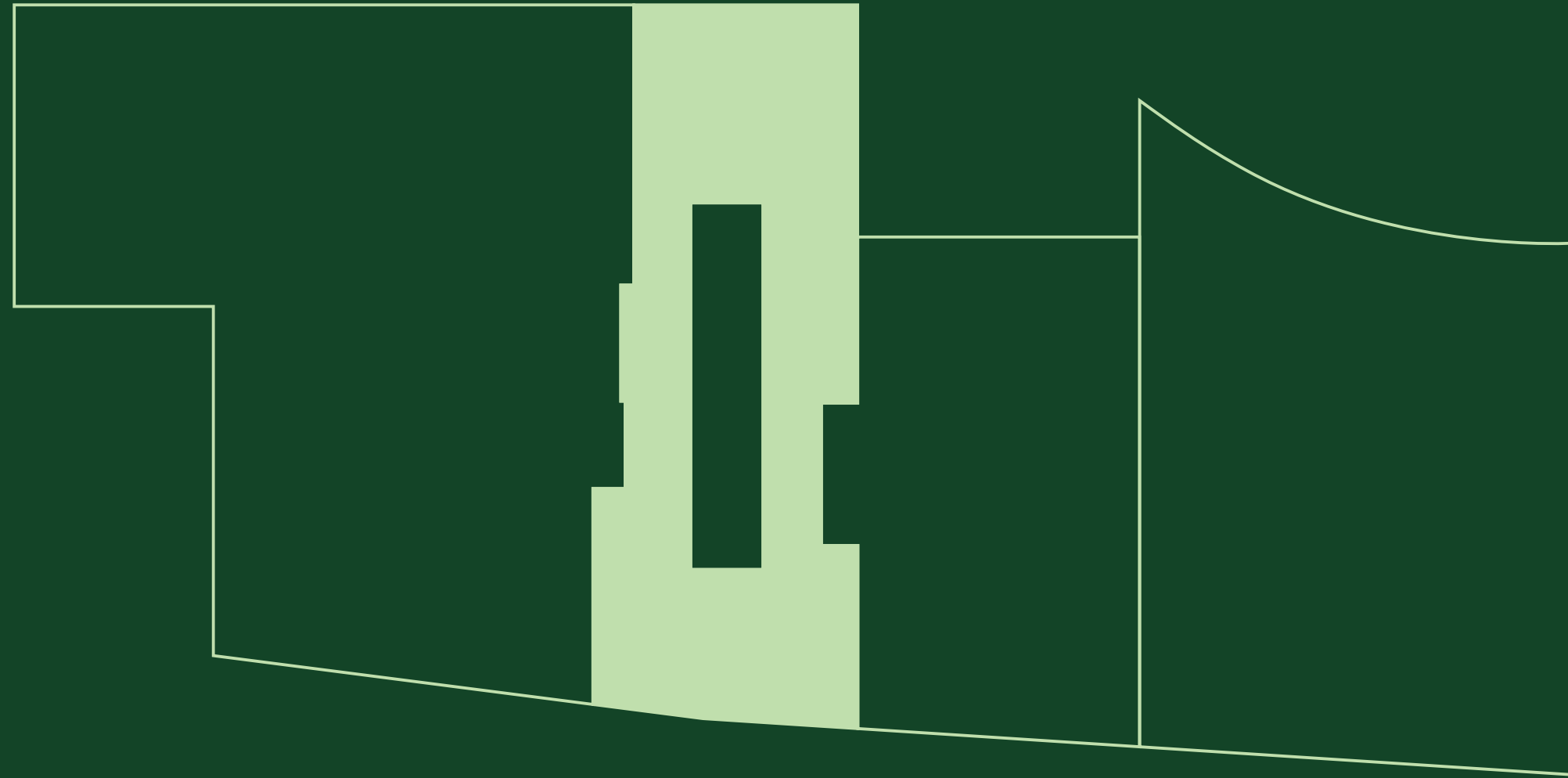
AT

ARLINGTON HIGHLANDS

HIGHLIGHTED BRANDS

arlington highlands





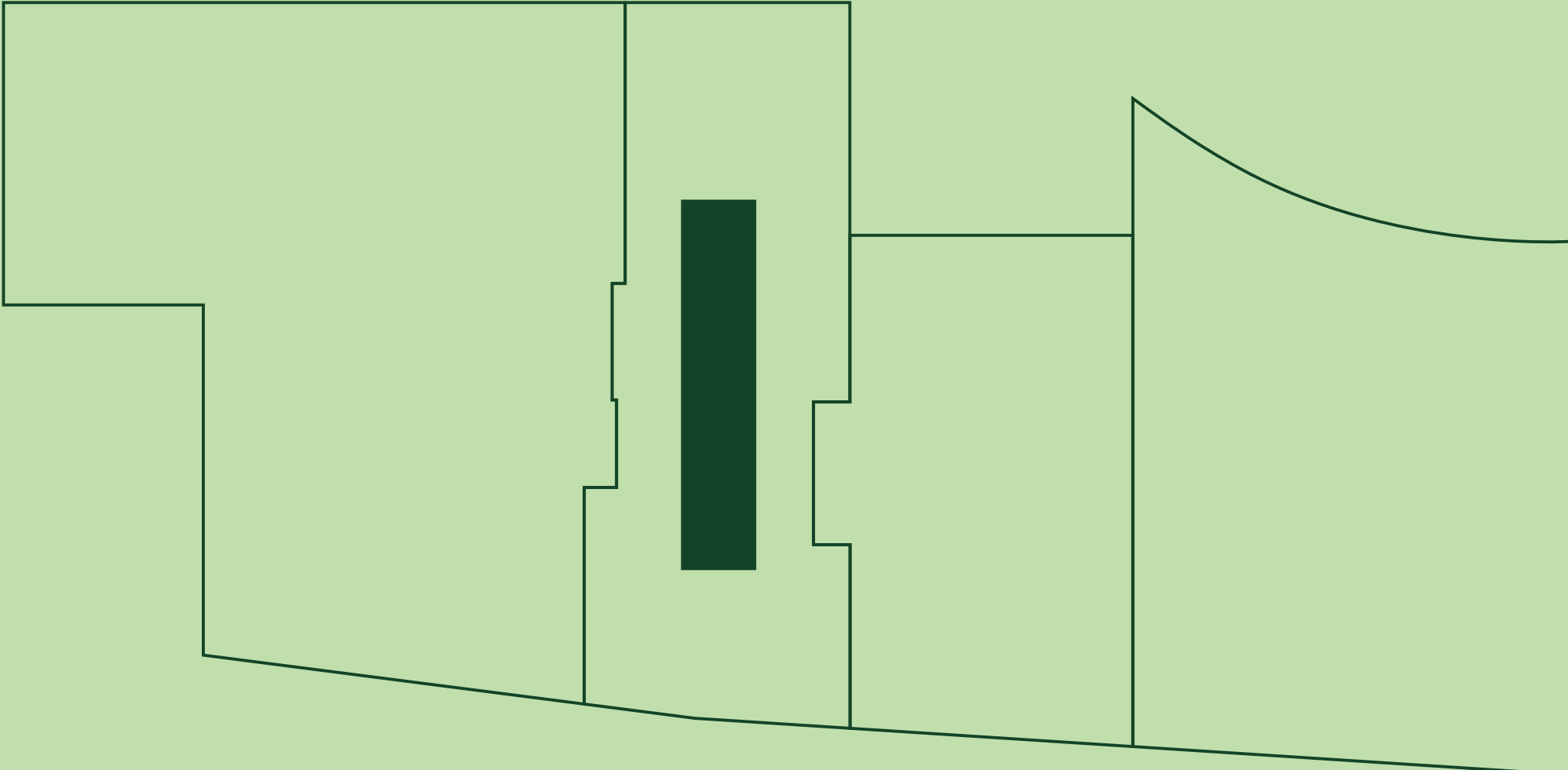
the collection

The heart of our district, The Collection is anchored by our brand new greenspace, The Lawn, and specialty tenants such as Kendra Scott, Lululemon, and Studio Movie Grill.





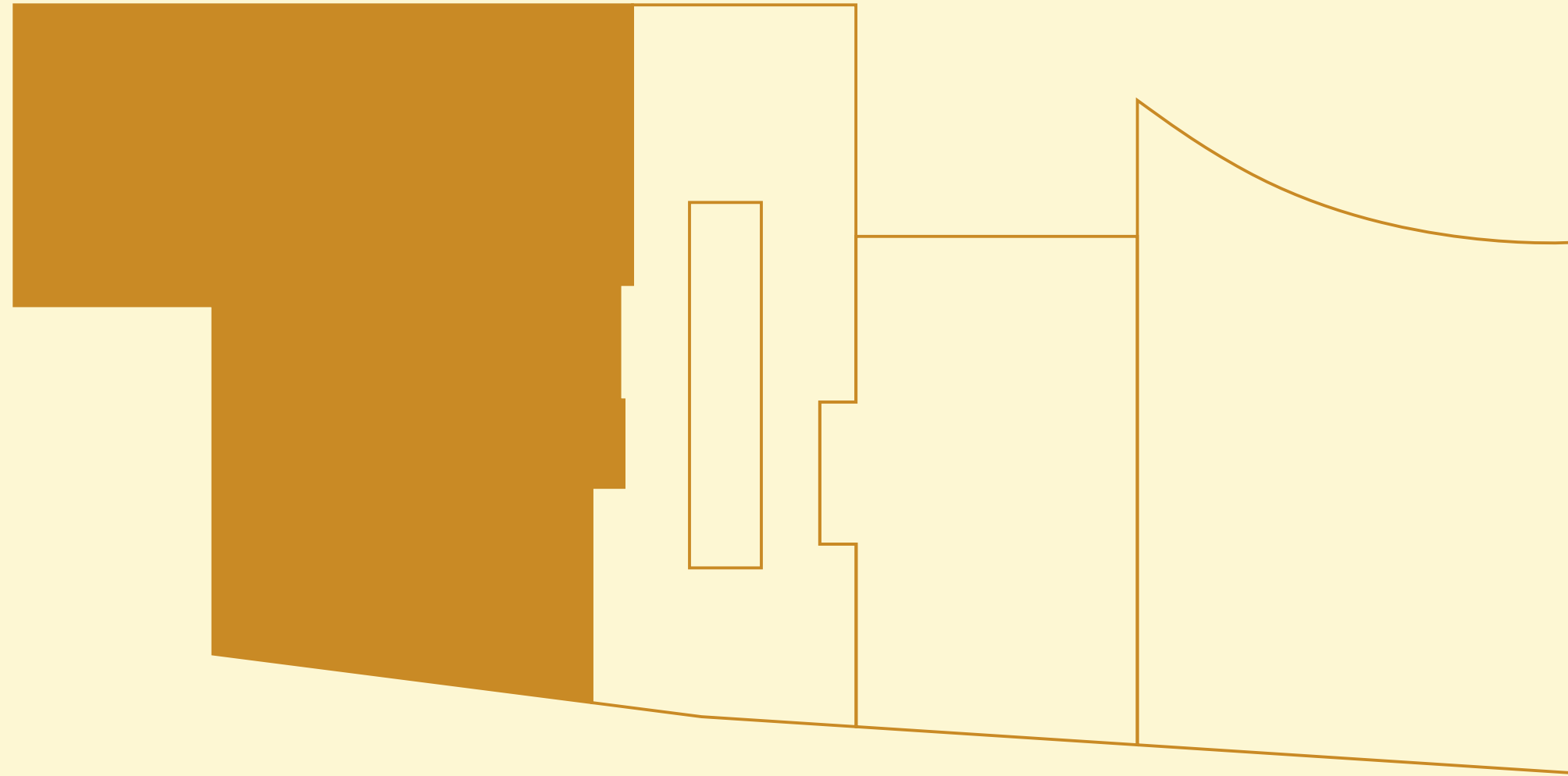
NEIGHBORHOODS



the lawn

Our new greenspace, The Lawn, offers 48,000 square feet of public park space. This walkable, inviting gathering area provides year-round programming that drives consistent foot traffic to our tenants.

This space provides 1,100 linear feet of bench seating, a canopied stage for events and concerts, and overhead Tokistar lighting to illuminate the park after sunset.



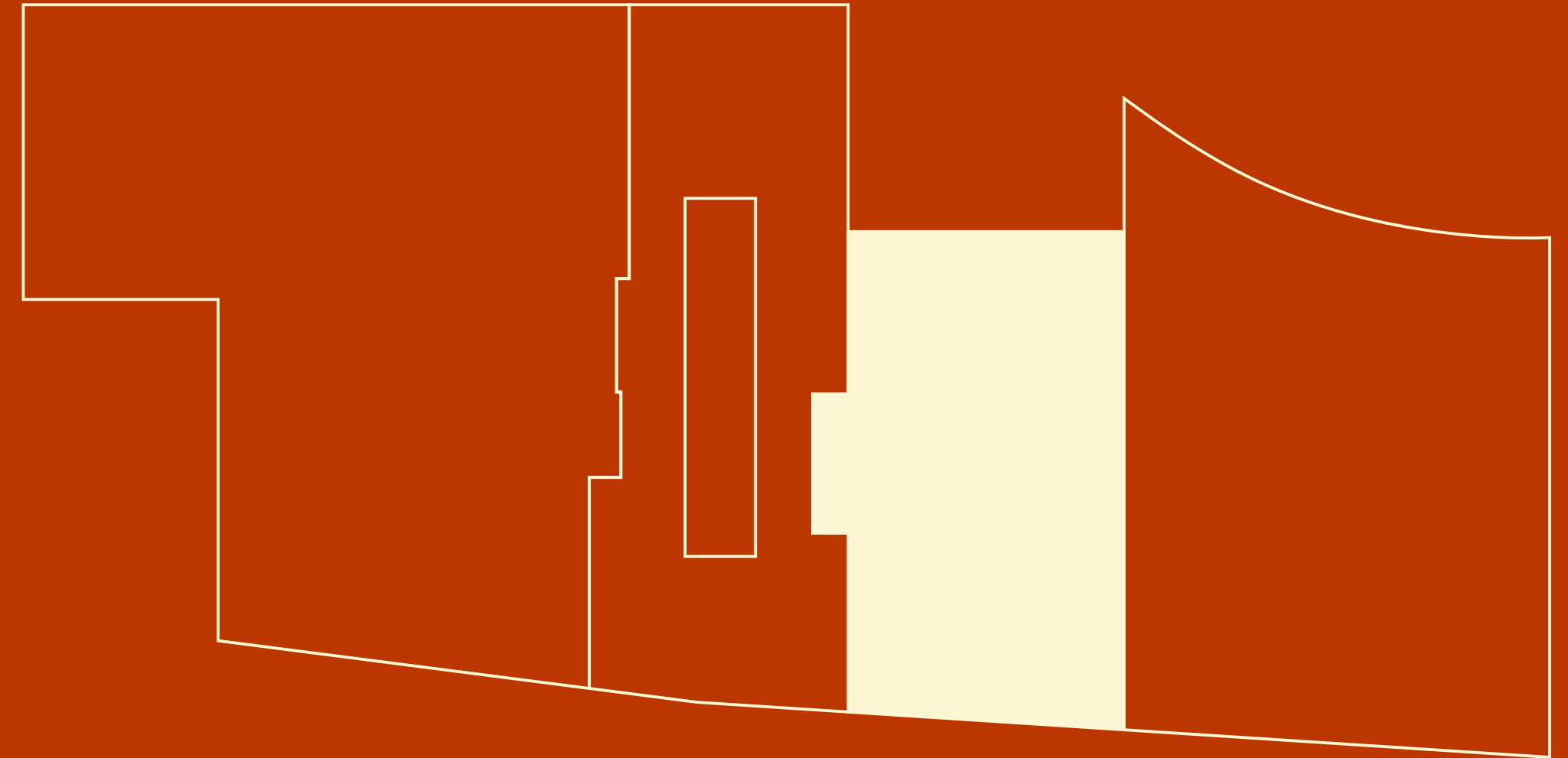
highland row

Located on the west side of our district, Highland Row features prominent national retailers such as Ulta, Five Below, and Old Navy, with direct access from Matlock Road.



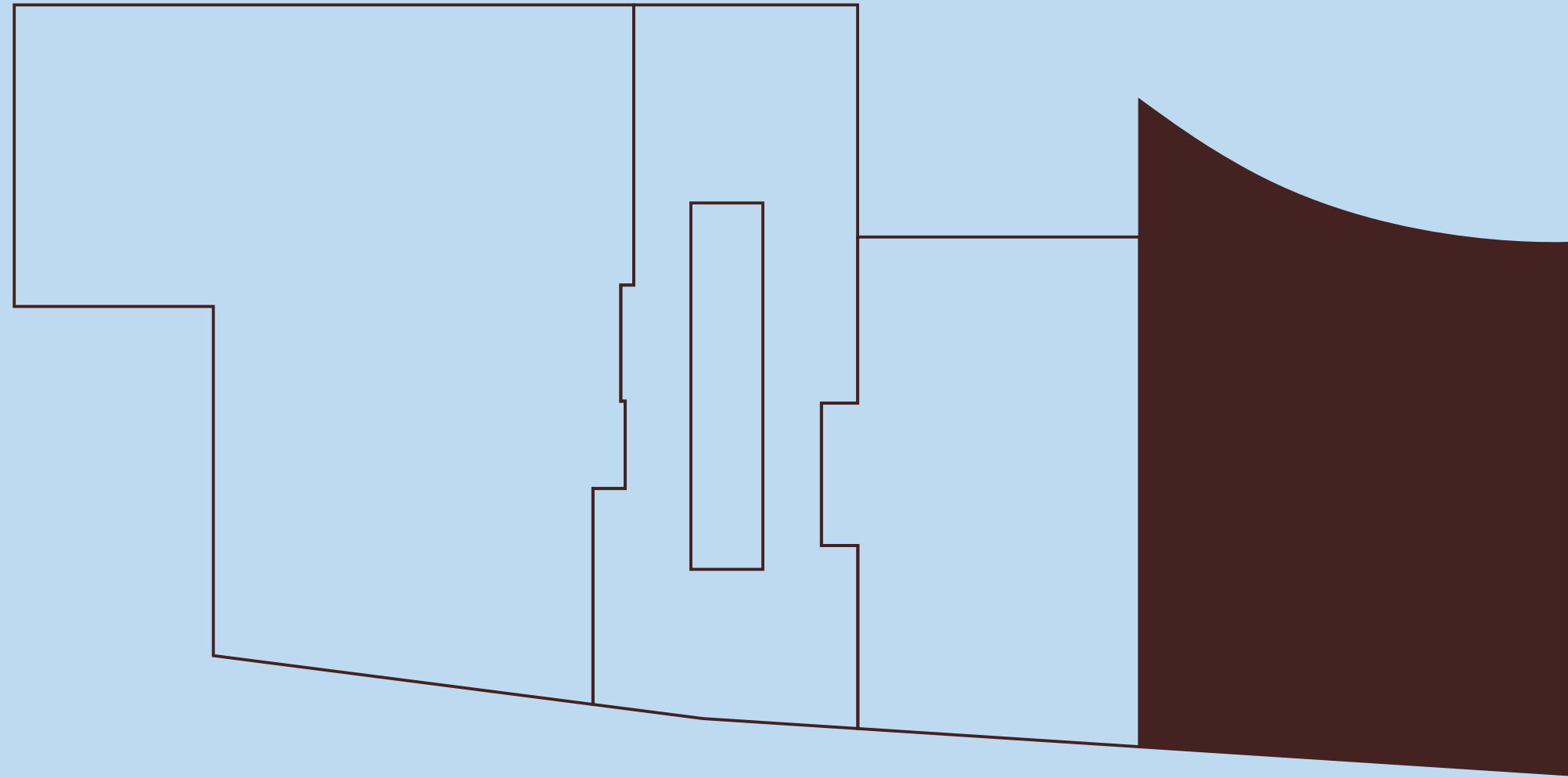


NEIGHBORHOODS



the square

Accommodating a spectrum of local businesses and national retailers such as World Market, Pressed Roots, and The Joint, The Square is conveniently accessible from I-20 and Highlander Boulevard.



the midway

Sitting on the east side of our district, The Midway serves as a hub of popular dining and entertainment options, including Dave & Buster's, Chuy's, and the nation's #1 Pluckers franchise.



Find your space at Arlington Highlands.

Let's talk. Let's tour.
Let's build something great.

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Find yourself at Arlington Highlands.