

*est. 1954*

HILLSIDE

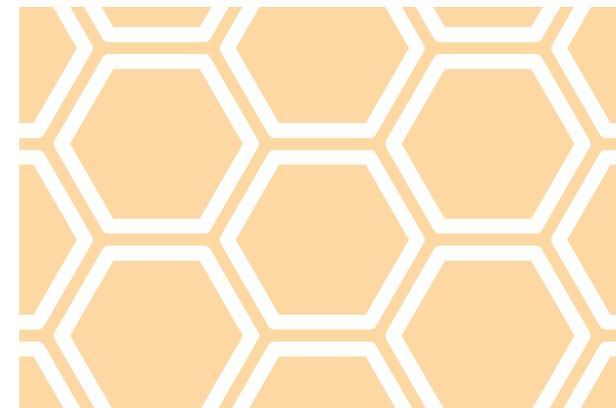
VILLAGE



## THE CENTER OF IT ALL

Hillside Village has the perfect offerings for everyday lifestyle needs complemented by a variety of dining, shopping, and charm dating back to the early 1950s. The perfect mix of history and location speaks directly to the Lakewood community it aims to delight.

169,000 SF  
RETAIL

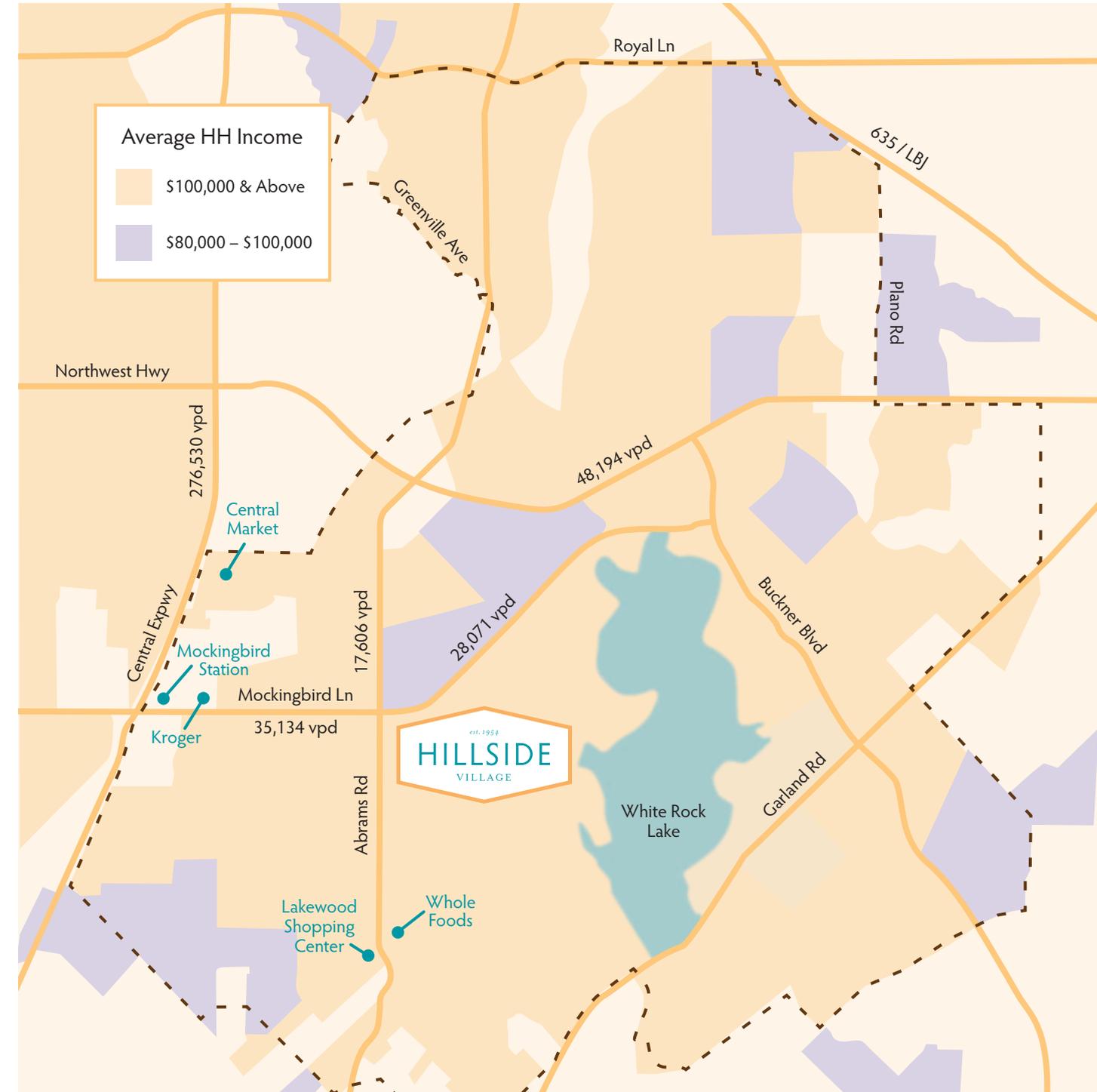


# TRADE AREA

Hillside Village boasts an outstanding location nestled among some of the most attractive demographics in Dallas. Situated at a regional intersection for the East Dallas neighborhoods of Lakewood, Lakewood Heights, Lake Highlands, and Greenland Hills, Hillside Village commands the corner of the main thoroughfares utilized by Dallas residents to travel east/west and north/south within the area.



	1 MILE	3 MILE
POPULATION	16,410	178,509
AVERAGE HHI	\$172,775	\$128,101
AVERAGE HOME VALUE	\$621,942	\$741,064
MEDIAN AGE	40.0	34.6
% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER	76.9%	61.6%
SOURCE: ESRI		



# THE MARKET

The property's location at the highly trafficked intersection of Abrams Road and Mockingbird Lane places Hillside Village in a prime location to serve the Lakewood community. Running along the west side of White Rock Lake, Lakewood is home to both impressive estates and charming cottages. The neighborhood is bound together by the community's natural beauty and top-tier local elementary school, which is among the best in Dallas.

Lakewood locals love walking their elementary-age children to school along the rolling shady streets of their neighborhood.

-D Magazine

**2.19**  
Average Household Size

**576,625**  
Total Daytime Population

**80,811**  
Cars Per Day



**\$31,963.64**  
Average annual consumer spending (within 1 mile)



**15 YEARS**  
Average length of years of residency in neighborhood



**2X**  
Lakewood Elementary School has twice the enrollment of any other East Dallas elementary school



**92%**  
Residents employed in management, financial, business, and sales (within 1 mile)



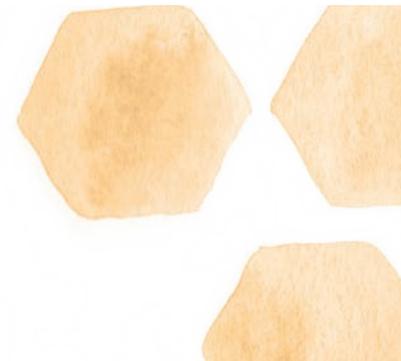




# CONNECT

Creating more than just a shopping center, we are building a community. Our digital marketing strategy showcases our tenants and keeps our visitors up-to-date on the happenings at Hillside Village.

Our platforms aim to build connectivity between our tenants, Hillside Village, and the consumer at large.



# LEASING

JACQUELINE FITCH

Senior Vice President of Leasing

Northwood Retail

o. 469.828.3307

m. 480.235.4430

[jfitch@northwoodretail.com](mailto:jfitch@northwoodretail.com)

ANNIE RIEDMAN

Leasing Manager

Northwood Retail

o. 469.828.3311

m. 713.377.2724

[ariedman@northwoodretail.com](mailto:ariedman@northwoodretail.com)

## HILLSIDE VILLAGE

6465 E. Mockingbird Lane, Dallas, TX 75214

[hillsidevillagedallas.com](http://hillsidevillagedallas.com)

  @HillsideVillageDallas

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