



LAKERIDGE



First opened in 1965, Lakeridge has taken many forms over the last five decades. But Lakeridge is about to return to its roots. Lakeridge underwent a major redevelopment and returned to its roots as an architectural gem that serves as the centerpiece of activity for the Lake Highlands community. The restoration has revealed the real charm of East Dallas.

SHOP Development has incorporated natural materials, updated architecture, landscaping and critical neighborhood amenities to appropriately capture the immediate trade.

Focused on quality dining options, boutique fitness, better quick serve, neighborhood services and daily needs are just a few of the targeted retail categories.

SIZE

– Shopping Center: 90,476 SF

TRAFFIC COUNTS

– Walnut Hill Ln 18,607 VPD ('14)
– Audelia Road 14,713 VPD ('14)

DEMOGRAPHICS
TRADE

1 MILE

3 MILE

5 MILE

10 MIN.

DRIVE

EST. POPULATION	17,958	160,957	440,775	231,183
AVG. HH INCOME	\$118,156	\$80,907	\$95,593	\$83,419
TOTAL HOUSEHOLDS	7,129	65,858	173,949	96,844
DAYTIME POPULATION	12,790	168,766	479,670	271,578

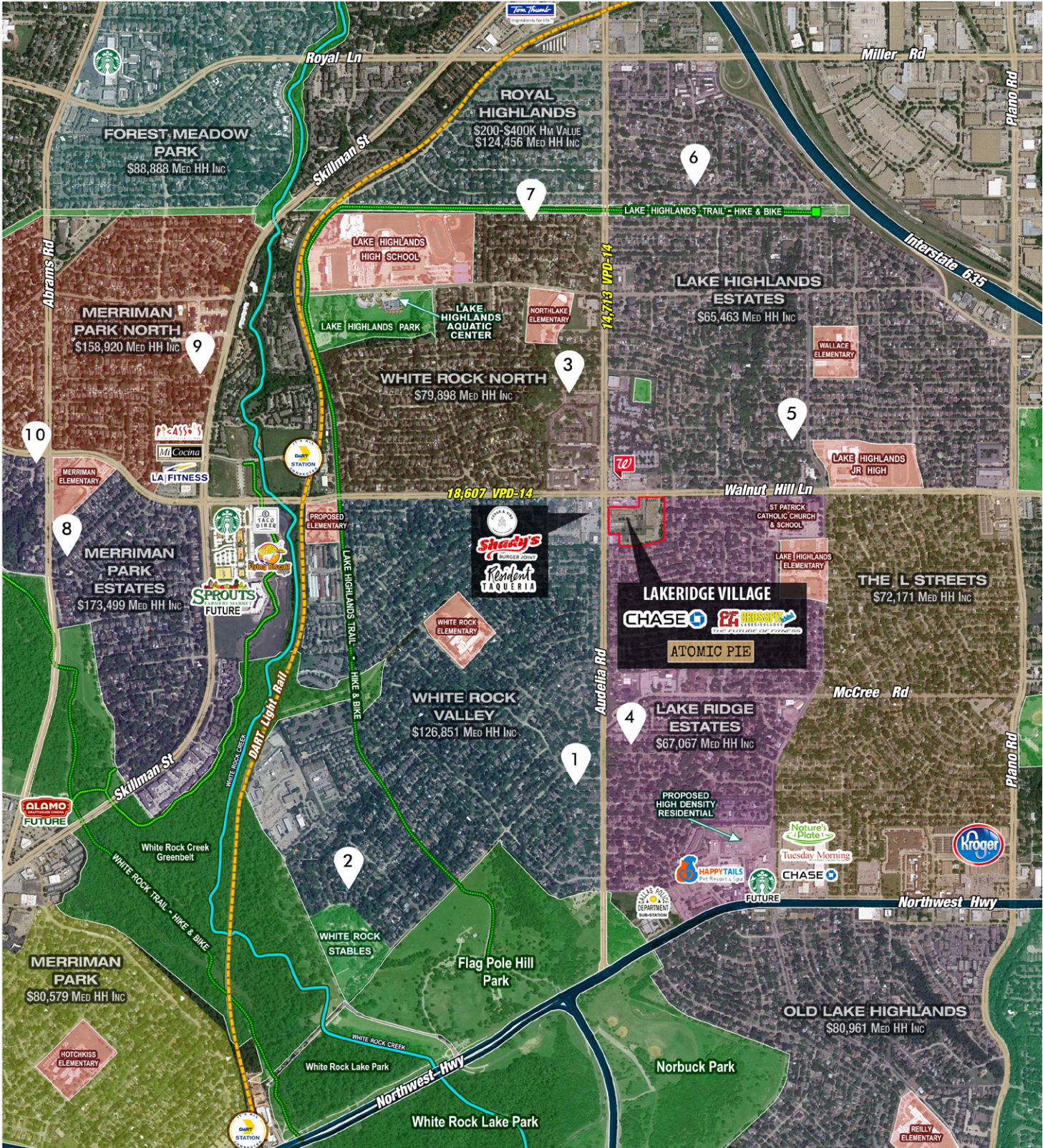
CITY VIEW



Lake Highlands community is at the heart of the East Dallas surge.

While the neighborhood has seen an influx of higher incomes, higher demand and subsequently higher home values, the quality of retail has been lagging behind.

LAKERIDGE
Dallas, TX
Housing Locator



\$1,075,000
4,412 SF



\$850,000
3,763 SF



\$749,000
3,767 SF



\$749,000
4,510 SF



\$620,000
3,456 SF



\$624,900
2,806 SF



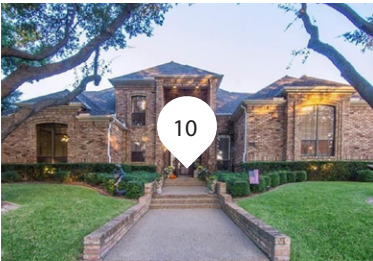
\$599,000
3,445 SF



\$897,500
4,267 SF



\$424,900
2,460 SF



\$560,000
3,858 SF



LAKERIDGE

DALLAS, TX

PROJECT DATA:

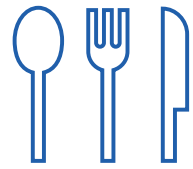
- SQUARE FOOTAGE: 87,642
- PARK SIZE: ±8,000SF
- UBER DROP OFF STATION
- OVER 33,000 VPD-14 AT THE INTERSECTION
- PARKING: 4.9:1,000
- RENOVATED IN 2019
 - DECOMPOSED GRANITE PARKING STALLS
 - NEW 7' WIDE PUBLIC/PEDESTRIAN SIDEWALKS
 - BRICK PAVESTONE CROSSWALKS
 - NEW UTILITIES
 - NEW ASPHALT PARKING LOT
 - NEW HEAVY STEEL I-BEAM CANOPY WITH WARM WOOD SOFFIT
 - INSTALLATION OF 52 NEW TREES
 - NEW SIGNAGE AND STOREFRONTS



SHOPPING CENTER IMPROVEMENTS



TENANT MERCHANDISING



FOOD

- Sushi
- Burger
- Seafood
- Japanese
- American Cuisine
- Tex-Mex
- Fresh Food
- Treats (Lake Highlands Creamery)
- Chinese
- Wine Bar
- Juice Bar



BOUTIQUE FITNESS

- Barre
- Pilates
- Spin
- Personal Training
- Interval Training
- Rowing
- Stretch



MEDICAL

- Optical
- Chiropractor
- Physical Therapy
- Urgent Care



BEAUTY SERVICES

- Full Service Hair Salon
- Wax
- Blow Dry
- Massage
- Nails
- Spa
- Med Spa
- Barber Shop



DAILY NEEDS

- Fish Market
- Grocery
- Prepared Foods



RETAIL

- Bike Shop
- Outfitter
- Paper Goods
- Hardware
- Local Boutique
- Home Accessories



NEIGHBORHOOD SERVICES

-
- Mail + Copy
- Financial Services
- Cobbler
- Tailor

ARCHITECTURE



Lakeridge was originally developed by different owners beginning in 1968, with additions made in 1969 and 1975.

The original architecture featured a group of three (3) low-slung, rectilinear buildings that captured the purity of 60's modern design.

Over time, the original buildings were assembled and renovated to form a unified shopping center, that is located at the very heart of Lake Highlands/ East Dallas.

SHOP Development is undertaking a sensitive re-development of Lakeridge that will restore the simplicity and quality of the original buildings.



The existing mansard façade and heavy stone columns will be removed and replaced with an appropriately scaled steel (and warm wood) canopy, which will create a more inviting storefront for the patron. Other improvements include: new paint, enhanced site lighting, upgrade landscaping, new outdoor dining areas, renovated shopping center signs and improved parking.

Lakeridge is poised to be the retail centerpiece of the vibrant Lake Highlands community.





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