

Cedar Hill Uptown Village

642 Uptown Blvd, Cedar Hill, TX 75104

FOR LEASE



Saul Waranch
Broker
(214) 526-5800
swaranch@sfwaranch.com

Stephanie Jacobs
Agent
(210) 415-4525
sjacobs@sfwaranch.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com



HIGHLIGHTS

- Area retailers include: Burlington, Kroger, JCPenny, Dillard's, and Barnes & Noble.
- Walmart shadow anchored retail.
- Excellent visibility and access.
- Cedar Hill Village is a 17,000 SF retail center.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
100-110	NextCare	1	4,044		Retail	
120	Henderson Chicken	1	1650		Retail	
140	Off Black Hair	1	1000		Retail	
150	Boutique	1	1,177		NNN	Clothing and accessories- retail
160	Uptown Dental	1	2131		Retail	
180	#1 NAIL SPA	1	1500		Retail	Long term nail salon
190	State Farm Insurance	1	1486		Retail	Long term tenant
200	Vacant	1	1047	\$20	Retail	
202	Lena Maes Restaurant	1	2965		Retail	End cap space with drive-thru.



642 UPTOWN BLVD
CEDAR HILL, TEXAS

HILLSIDE VILLAGE
Dillard's BARNES & NOBLE AMERICAN EAGLE OUTFITTERS rue21
ULTA Beauty Jockey Lids FINISH LINE H&M
Buckle Foot Locker TORRID

DUNKIN'
cicis
BEYOND PIZZA

Burlington
Kroger
SALLY BEAUTY
IHOP
Schlotzsky's

W PLEASANT RD

67

UPTOWN BLVD

JELMER WEAVER FWY

E FARM TO MARKET RD 1382

67

Applebees MURPHY USA

Walmart

JCPenney

CHASE Red Robin

PLATO'S CLOSET

Fairfield BY HARRIOTT HOOTERS

Edible ARRANGEMENTS

Dick's

HAVERTYS FURNITURE

CINEMARK The Best Seat In Town

BANK OF AMERICA

ADRENALIN TRAMPOLINE PARK

BURGER KING

WING STOP ANYTIME FITNESS

KFC Krazy Hiram's POPEYES SONIC TACO BELL Chick-fil-A WELLS FARGO

KOHL'S Jack in the Box planet fitness

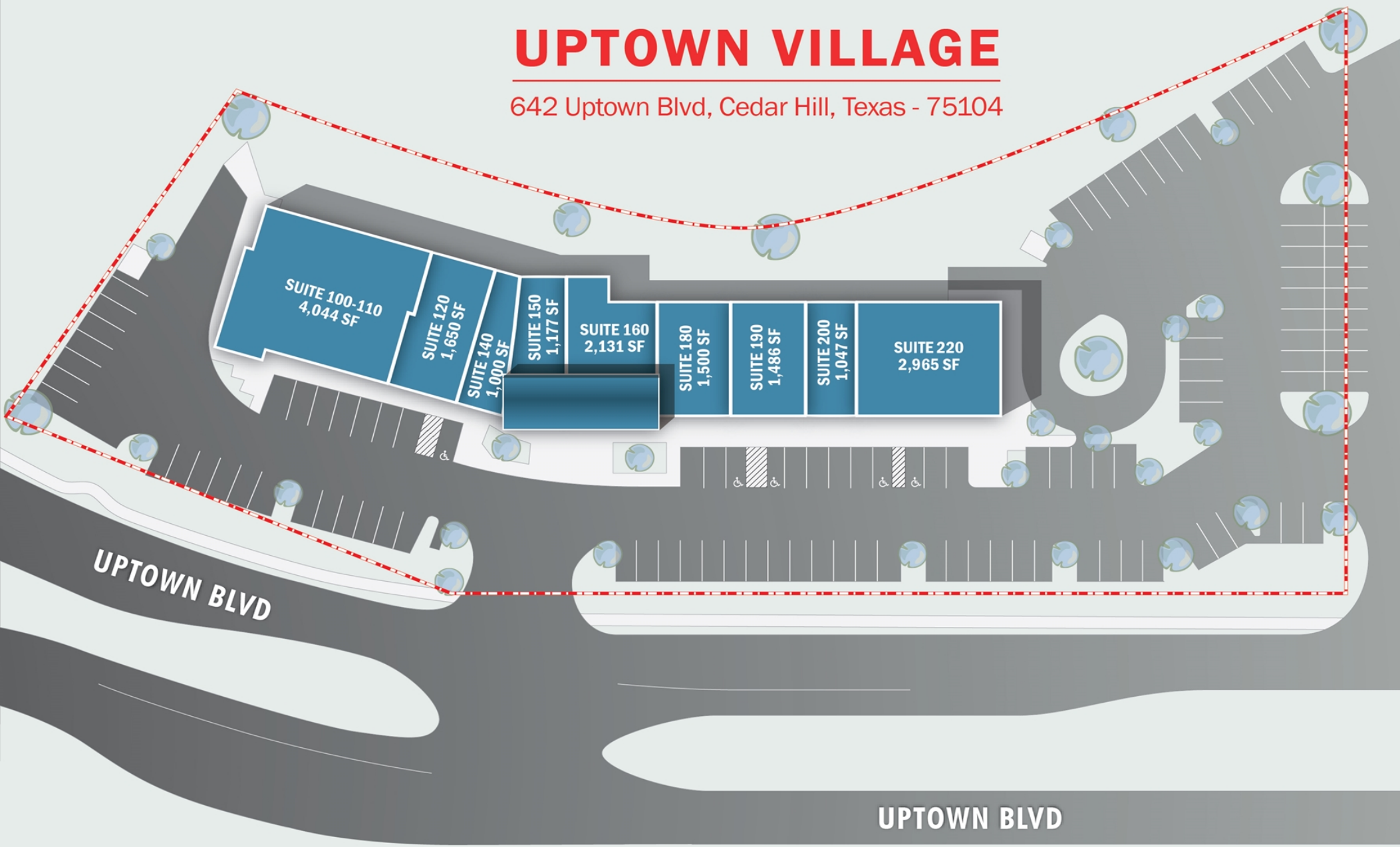
TARGET Michaels aaronbrothers ONLINE CUSTOM FRAMING REGIONS THE VITAMIN SHOPPE PETSMART PartyCity MATTRESS FIRM BEST BUY BANK PRICE BOOKS RECORDS MACKENZIE BUFFALO WILD WINGS Panera Starbucks Batteries + Bulbs

THE HOME DEPOT Albertsons PETCO DOLLAR TREE Chick-fil-A

PLAZA AT CEDAR HILL HOBBY LOBBY ROSS DRESS FOR LESS SPROUTS FARMERS MARKET Be HomeGoods Happy Bath & Body Works FIVE GUYS BURGERS and FRIES Marshalls AT&T Wendy's CVS DSW M

UPTOWN VILLAGE

642 Uptown Blvd, Cedar Hill, Texas - 75104



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,973	45,365	91,492
2010 Population	7,463	58,906	121,197
2020 Population	9,072	64,086	134,904
2025 Population	9,640	67,111	142,828
2020 African American	3,937	35,192	70,067
2020 American Indian	56	298	667
2020 Asian	175	1,278	3,314
2020 Hispanic	2,011	14,350	32,995
2020 Other Race	852	5,798	13,646
2020 White	3,720	19,500	43,098
2020 Multiracial	328	1,987	4,029
2020-2025: Population: Growth Rate	6.10 %	4.65 %	5.75 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	265	1,391	3,073
\$15,000-\$24,999	182	813	2,523
\$25,000-\$34,999	161	1,201	2,925
\$35,000-\$49,999	374	2,669	6,437
\$50,000-\$74,999	837	4,777	9,239
\$75,000-\$99,999	461	3,686	7,620
\$100,000-\$149,999	699	4,547	9,131
\$150,000-\$199,999	70	1,469	3,048
\$200,000 or greater	167	1,158	2,288
Median HH Income	\$66,420	\$75,022	\$71,048
Average HH Income	\$83,048	\$89,827	\$86,431

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,183	15,446	32,803
2010 Total Households	2,655	20,172	42,378
2020 Total Households	3,215	21,712	46,284
2025 Total Households	3,404	22,598	48,642
2020 Average Household Size	2.76	2.94	2.90
2000 Owner Occupied Housing	1,516	12,348	24,074
2000 Renter Occupied Housing	559	2,690	7,781
2020 Owner Occupied Housing	1,792	15,367	31,966
2020 Renter Occupied Housing	1,424	6,345	14,318
2020 Vacant Housing	320	991	2,531
2020 Total Housing	3,535	22,703	48,815
2025 Owner Occupied Housing	1,960	16,287	34,183
2025 Renter Occupied Housing	1,444	6,311	14,458
2025 Vacant Housing	329	915	2,370
2025 Total Housing	3,733	23,513	51,012
2020-2025: Households: Growth Rate	5.75 %	4.00 %	5.00 %



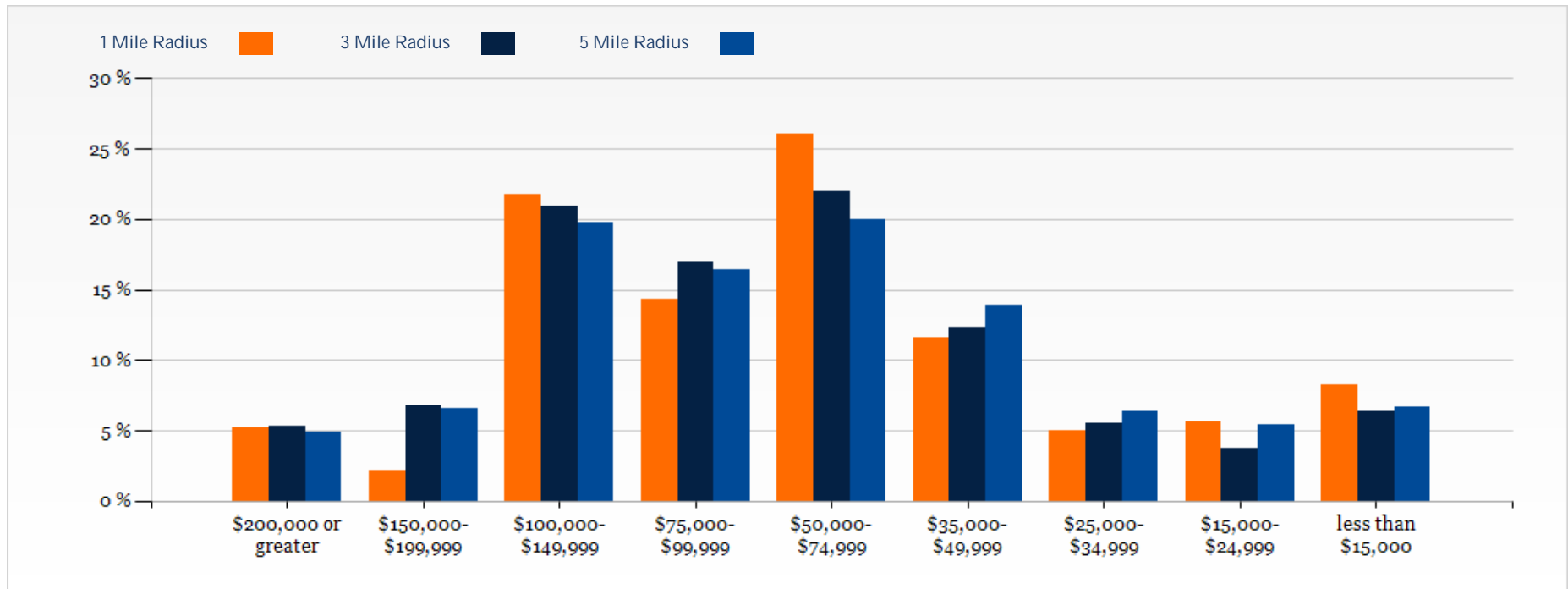
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	638	4,544	9,483
2020 Population Age 35-39	581	4,104	8,559
2020 Population Age 40-44	563	4,011	8,461
2020 Population Age 45-49	524	4,088	8,575
2020 Population Age 50-54	575	4,114	8,451
2020 Population Age 55-59	590	4,240	8,666
2020 Population Age 60-64	614	4,134	8,243
2020 Population Age 65-69	474	3,425	7,162
2020 Population Age 70-74	410	2,542	5,475
2020 Population Age 75-79	233	1,390	3,218
2020 Population Age 80-84	156	732	1,748
2020 Population Age 85+	205	701	1,643
2020 Population Age 18+	6,998	48,912	102,191
2020 Median Age	38	37	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,105	\$65,678	\$62,705
Average Household Income 25-34	\$74,538	\$78,404	\$75,265
Median Household Income 35-44	\$72,323	\$81,579	\$79,251
Average Household Income 35-44	\$85,506	\$94,892	\$91,833
Median Household Income 45-54	\$78,927	\$85,392	\$82,741
Average Household Income 45-54	\$94,881	\$100,417	\$97,355
Median Household Income 55-64	\$71,008	\$81,272	\$79,278
Average Household Income 55-64	\$87,455	\$96,416	\$94,248
Median Household Income 65-74	\$65,425	\$70,160	\$68,314
Average Household Income 65-74	\$86,877	\$88,748	\$86,543
Average Household Income 75+	\$60,032	\$62,739	\$59,450

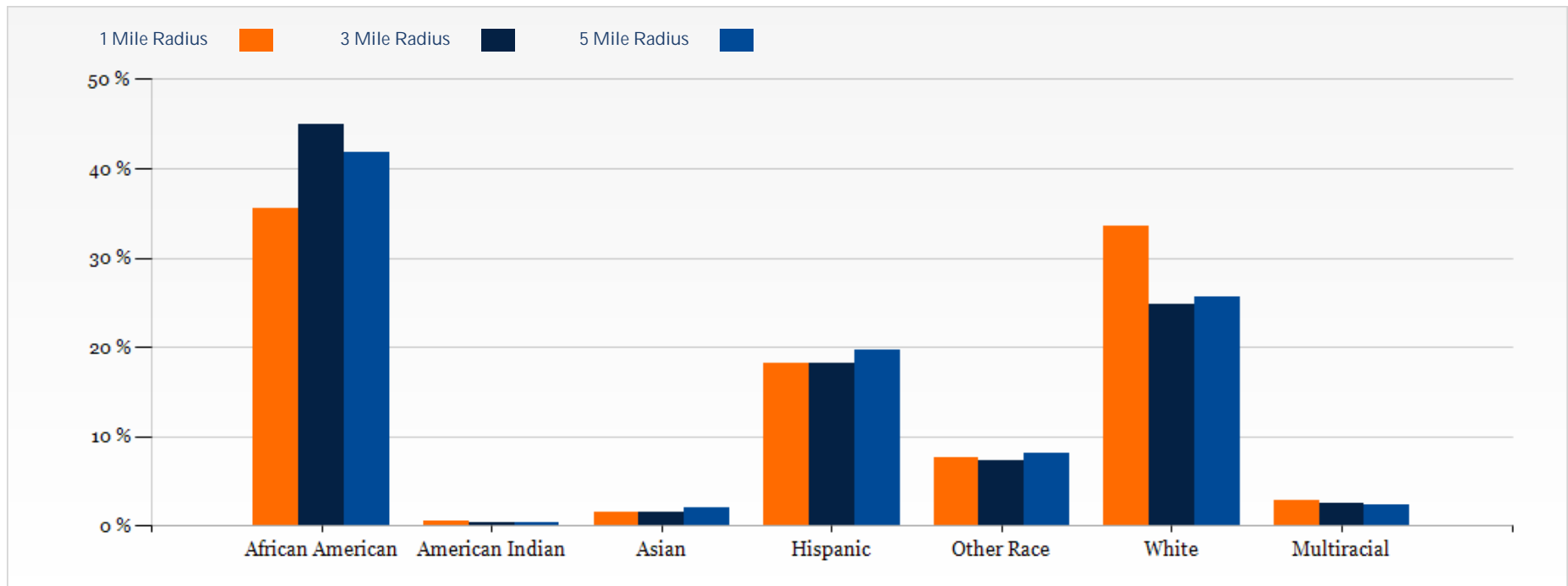
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	690	5,927	12,171
2025 Population Age 35-39	701	5,119	10,770
2025 Population Age 40-44	608	4,216	8,843
2025 Population Age 45-49	580	3,911	8,371
2025 Population Age 50-54	537	3,884	8,271
2025 Population Age 55-59	593	3,957	8,222
2025 Population Age 60-64	592	3,902	8,011
2025 Population Age 65-69	600	3,774	7,666
2025 Population Age 70-74	449	2,978	6,301
2025 Population Age 75-79	369	2,139	4,663
2025 Population Age 80-84	196	1,050	2,443
2025 Population Age 85+	203	792	1,875
2025 Population Age 18+	7,503	51,473	108,517
2025 Median Age	39	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,012	\$73,945	\$69,846
Average Household Income 25-34	\$83,895	\$88,912	\$84,751
Median Household Income 35-44	\$82,759	\$92,679	\$88,839
Average Household Income 35-44	\$96,548	\$107,850	\$104,392
Median Household Income 45-54	\$87,285	\$95,097	\$91,095
Average Household Income 45-54	\$109,027	\$114,359	\$109,879
Median Household Income 55-64	\$80,798	\$88,656	\$85,946
Average Household Income 55-64	\$101,081	\$108,714	\$106,110
Median Household Income 65-74	\$71,190	\$77,508	\$76,515
Average Household Income 65-74	\$99,642	\$101,817	\$99,463
Average Household Income 75+	\$71,168	\$71,777	\$69,442

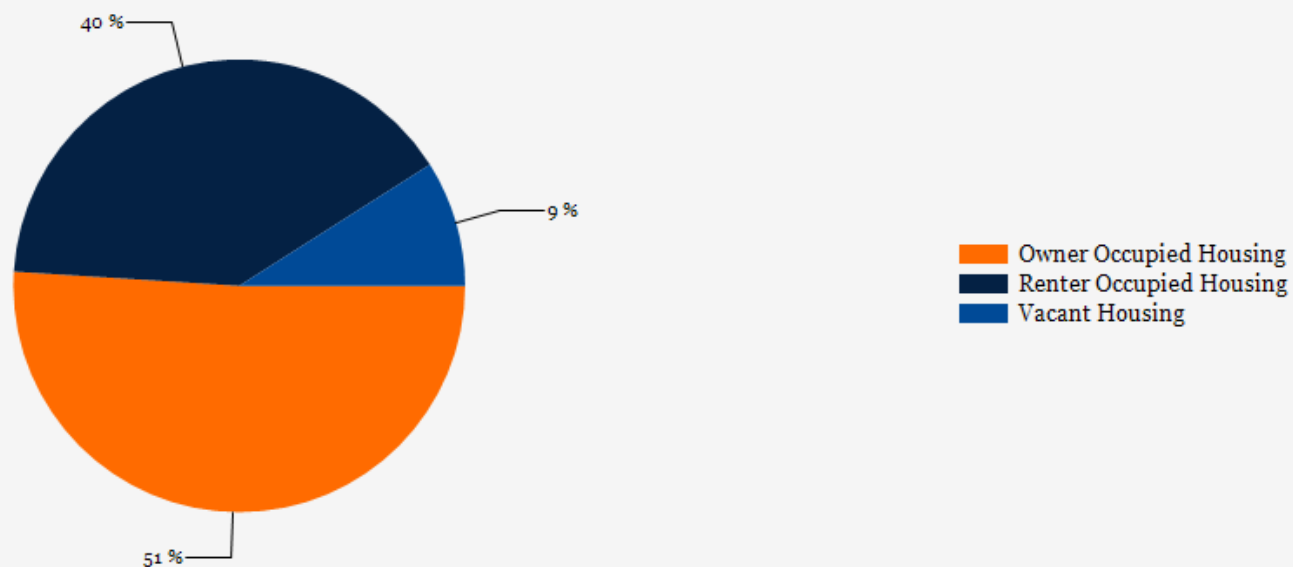
2020 Household Income



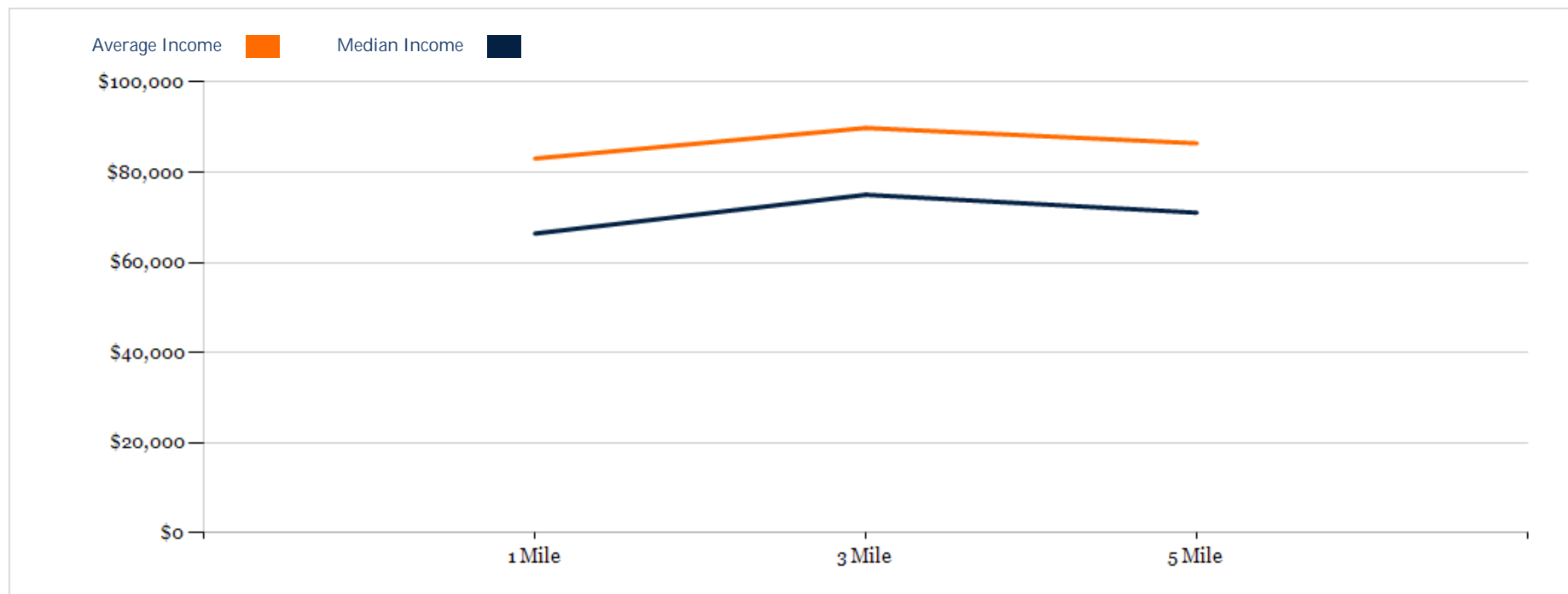
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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Exclusively Marketed by:

Saul Waranch
Broker
(214) 526-5800
swaranch@sfwaranch.com

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Agent
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