

Arapaho Jupiter Shopping Center

2111 East Arapaho Road, Richardson TX 75081

Fully Leased



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HIGHLIGHTS

- Located near the intersection of Jupiter and Arapaho Road
- Ample parking
- Excellent visibility and access



Suite	Tenant	Floor	Square Feet	Lease Type
2111	Dentist	1	2356	Retail
2113	Farmers Insurance	1	1156	Retail
2115	Metro T Mobile	1	1061	Retail
2117	Hair Salon	1	699	Retail



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,903	129,064	356,067



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,250	\$97,107	\$87,519



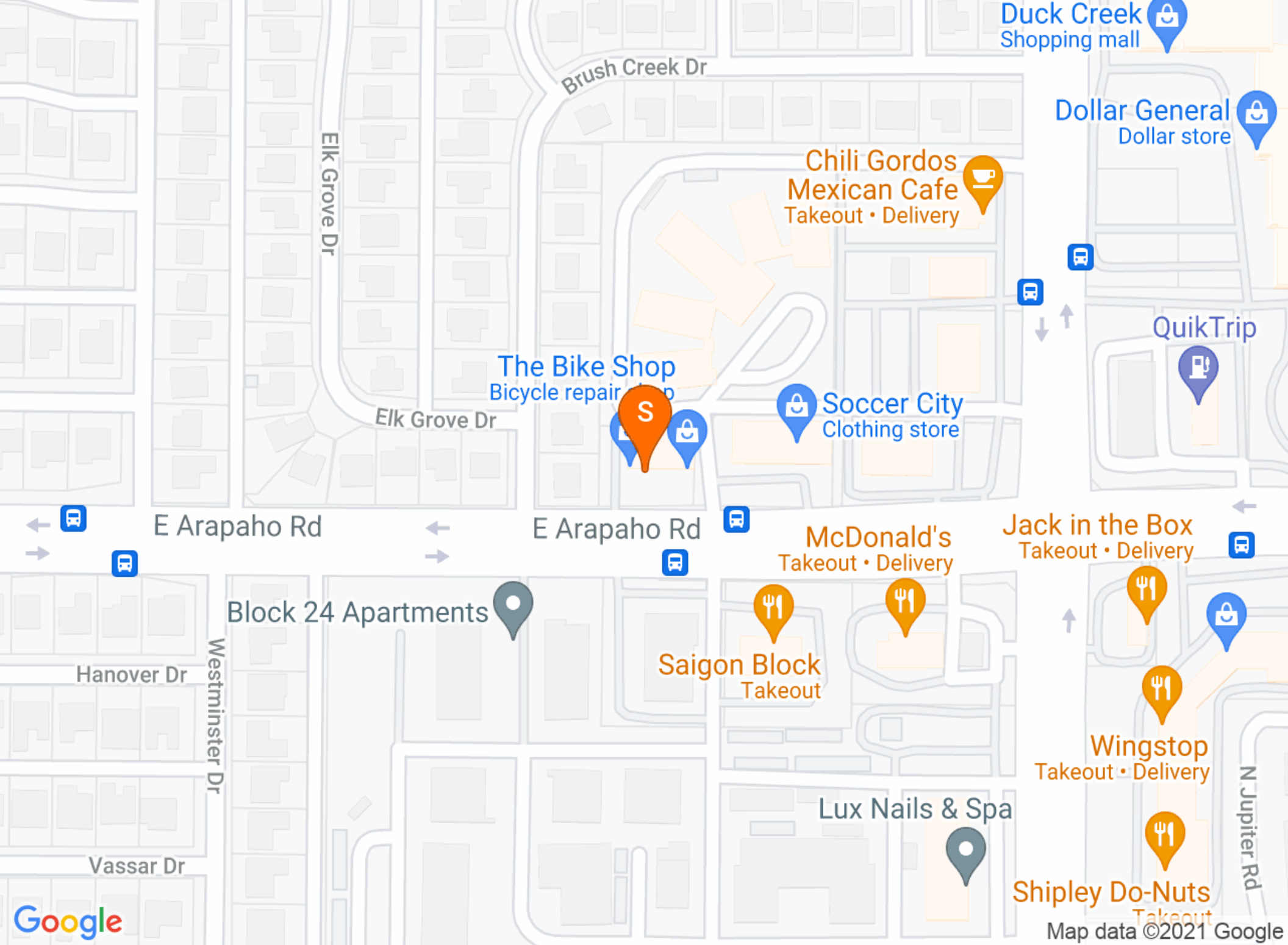
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,974	47,331	128,788

PROPERTY FEATURES

CURRENT OCCUPANCY	64.46 %
TOTAL TENANTS	3
GLA (SF)	5,277
LAND SF	24,480
LAND ACRES	.562
YEAR BUILT	1976
YEAR RENOVATED	2019
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample







Walgreens

FITNESS

extended STAY AMERICA MASALA T WIST INDIAN CUISINE
Wendy's BB&T

Domino's THE SOCCER BOX
7-ELEVEN

Arbys

N PLANO RD

Wilton Restaurant Group
Restaurant Depot

DICKEY'S BARBECUE PIT TAKE 5
FOOD | WINE | BEVERAGE | MEATERY
Anatolia

PCI HEALTH TRAINING CENTER

E ARAPAHO RD

NTB TRUCK & SERVICE CENTERS

DARTMOUTH ELEMENTARY SCHOOL

APOLLO JUNIOR HIGH SCHOOL

McDonald's

Jack in the box
WING STOP

DARTMOUTH ELEMENTARY SCHOOL

HICKMAN ELEMENTARY SCHOOL

verizon

MARK TWAIN ELEMENTARY

N PLANO RD

Huffines Softball Complex

Duck Creek Linear Park

Youfit HEALTH CLUBS Applebee's GRILL + BAR
McDonald's SMOOTHIE KING Wendy's

ESPORTA
AT&T
CHASE

N JUPITER RD

SF SUPERMARKET
So Far There's Place HERE

BRIGHTER HORIZONS ACADEMY

goodwill

Chevron Firestone COMPLETE AUTO CARE
Desperados

BIG SPRINGS ELEMENTARY SCHOOL

SONIC

Kroger Pizza Hut
GNC jiffylube McDonald's

Spring Creek Greenbelt - Fred E. Harris Section

N SHILOH RD

Tom Thumb
CHASE Starbucks
T-Mobile

DOLLAR GENERAL
O'Reilly AUTO PARTS
SOPRANO Italian Restaurant

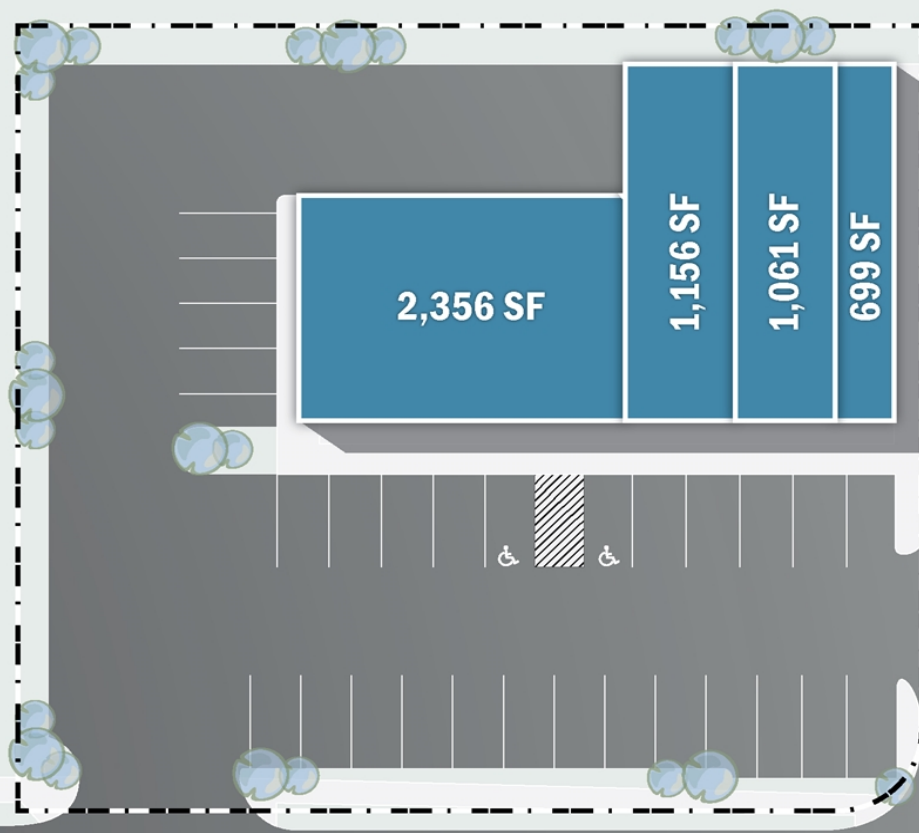
ARAPAHO RD

GARLAND CAN ACADEMY

N SHILOH RD

ARAPAHO JUPITER SHOPPING CENTER

2111 E ARAPAHO ROAD, RICHARDSON, TX 75081



E ARAPAHO RD

E ARAPAHO RD

E ARAPAHO RD

E ARAPAHO RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,526	101,649	290,400
2010 Population	16,459	106,436	304,487
2021 Population	16,903	129,064	356,067
2026 Population	17,303	139,474	382,615
2021 African American	2,307	17,827	58,318
2021 American Indian	62	638	2,014
2021 Asian	3,235	27,584	59,308
2021 Hispanic	3,532	31,672	111,286
2021 Other Race	1,186	11,829	45,914
2021 White	9,400	66,128	177,059
2021 Multiracial	708	4,994	13,219
2021-2026: Population: Growth Rate	2.35 %	7.80 %	7.25 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	255	2,664	10,232
\$15,000-\$24,999	166	2,507	10,168
\$25,000-\$34,999	481	3,486	11,466
\$35,000-\$49,999	757	5,442	16,898
\$50,000-\$74,999	1,089	9,044	24,111
\$75,000-\$99,999	943	7,619	17,367
\$100,000-\$149,999	1,439	9,080	20,862
\$150,000-\$199,999	478	3,701	8,802
\$200,000 or greater	365	3,788	8,882
Median HH Income	\$79,949	\$76,256	\$63,929
Average HH Income	\$95,250	\$97,107	\$87,519

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,643	37,864	112,545
2010 Total Households	5,912	39,313	112,005
2021 Total Households	5,974	47,331	128,788
2026 Total Households	6,075	51,159	137,856
2021 Average Household Size	2.81	2.72	2.75
2000 Owner Occupied Housing	4,565	25,667	59,099
2000 Renter Occupied Housing	1,004	11,352	49,122
2021 Owner Occupied Housing	4,411	26,364	62,160
2021 Renter Occupied Housing	1,563	20,967	66,628
2021 Vacant Housing	218	3,019	11,964
2021 Total Housing	6,192	50,350	140,752
2026 Owner Occupied Housing	4,554	27,807	65,776
2026 Renter Occupied Housing	1,521	23,352	72,080
2026 Vacant Housing	205	2,881	11,993
2026 Total Housing	6,280	54,040	149,849
2021-2026: Households: Growth Rate	1.70 %	7.85 %	6.85 %

Source: esri

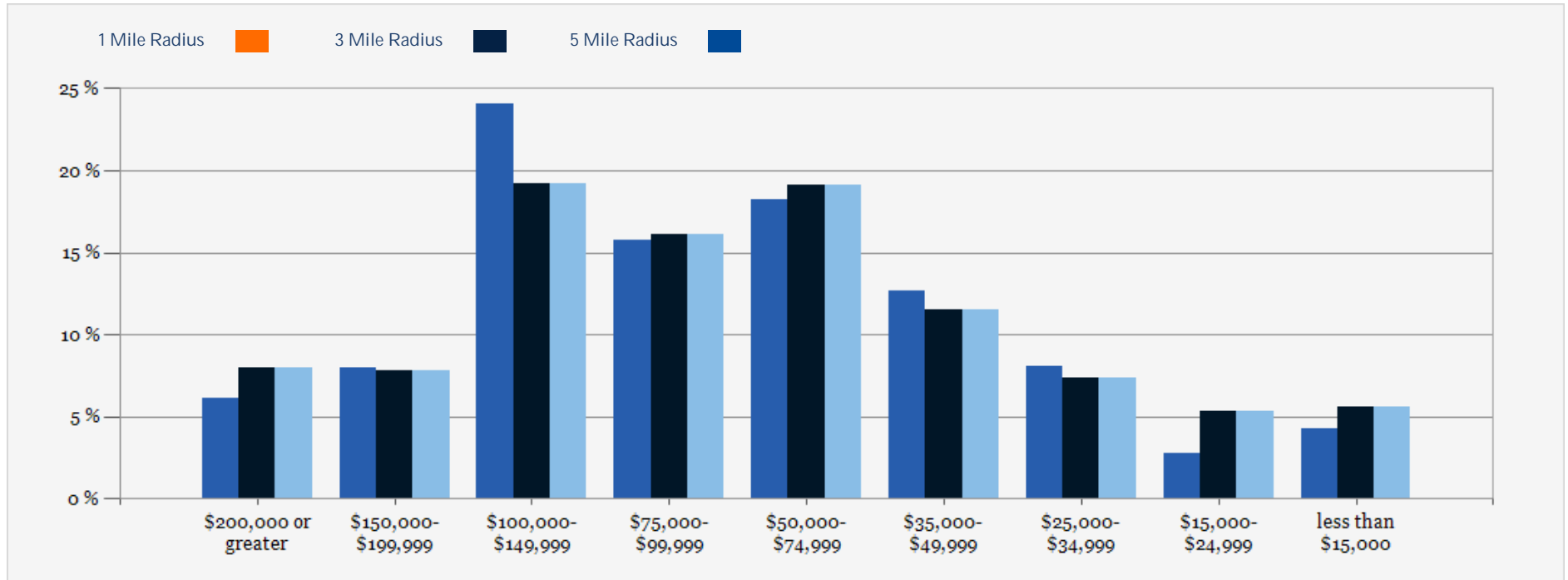
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,291	9,736	27,503
2021 Population Age 35-39	1,237	9,035	25,796
2021 Population Age 40-44	971	7,944	23,107
2021 Population Age 45-49	967	7,944	21,431
2021 Population Age 50-54	998	7,846	20,415
2021 Population Age 55-59	1,171	8,463	20,690
2021 Population Age 60-64	1,223	8,373	19,642
2021 Population Age 65-69	1,201	7,109	16,335
2021 Population Age 70-74	984	5,950	13,319
2021 Population Age 75-79	546	3,816	8,881
2021 Population Age 80-84	269	2,202	5,396
2021 Population Age 85+	271	1,967	4,997
2021 Population Age 18+	13,690	101,719	271,293
2021 Median Age	41	38	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,674	\$72,405	\$58,884
Average Household Income 25-34	\$87,230	\$85,388	\$74,839
Median Household Income 35-44	\$88,108	\$80,209	\$68,251
Average Household Income 35-44	\$95,576	\$99,129	\$90,937
Median Household Income 45-54	\$96,502	\$87,885	\$79,518
Average Household Income 45-54	\$109,424	\$112,028	\$104,609
Median Household Income 55-64	\$98,833	\$89,107	\$79,819
Average Household Income 55-64	\$108,231	\$113,377	\$105,161
Median Household Income 65-74	\$76,121	\$74,907	\$64,692
Average Household Income 65-74	\$94,632	\$96,090	\$88,111
Average Household Income 75+	\$60,959	\$68,888	\$64,971

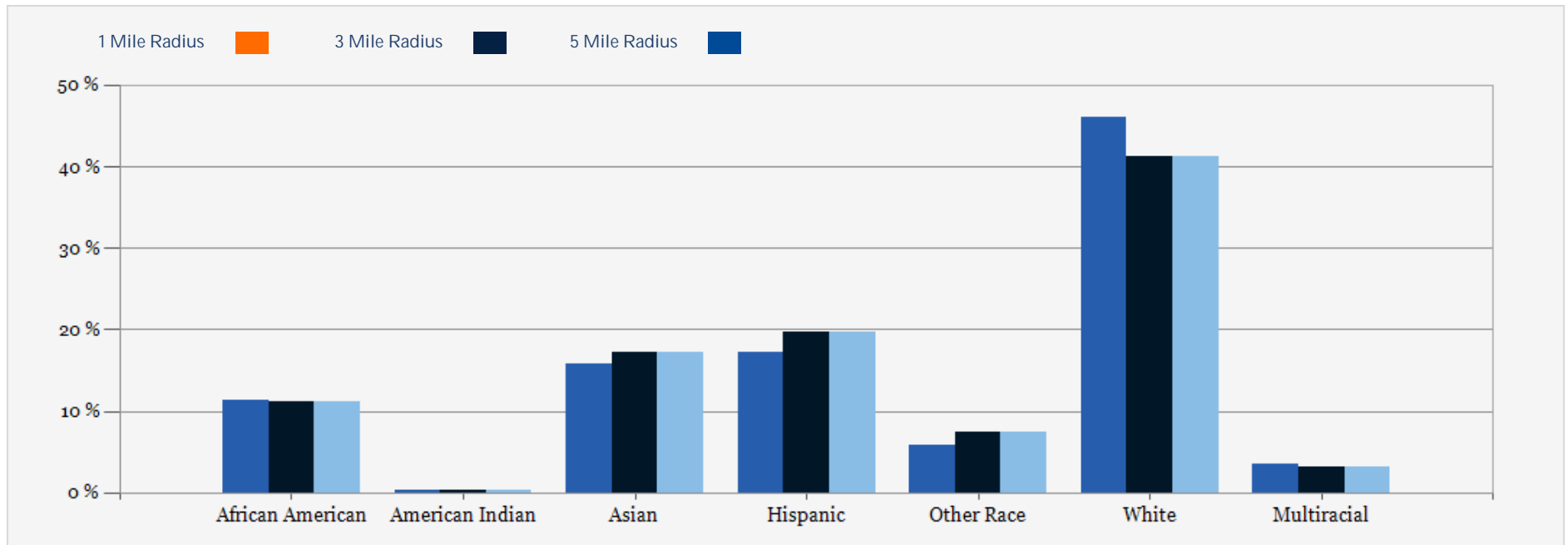
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,369	11,080	29,586
2026 Population Age 35-39	1,365	10,560	28,865
2026 Population Age 40-44	1,211	9,323	25,745
2026 Population Age 45-49	999	8,313	23,017
2026 Population Age 50-54	963	8,076	21,033
2026 Population Age 55-59	1,008	8,010	20,171
2026 Population Age 60-64	1,116	8,174	19,868
2026 Population Age 65-69	1,187	7,961	18,616
2026 Population Age 70-74	1,031	6,458	14,916
2026 Population Age 75-79	810	5,201	11,736
2026 Population Age 80-84	401	3,013	7,012
2026 Population Age 85+	317	2,377	5,799
2026 Population Age 18+	13,988	110,023	292,878
2026 Median Age	42	39	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,431	\$78,078	\$64,919
Average Household Income 25-34	\$95,980	\$94,539	\$83,074
Median Household Income 35-44	\$100,657	\$87,589	\$76,858
Average Household Income 35-44	\$107,740	\$110,623	\$101,799
Median Household Income 45-54	\$104,822	\$97,011	\$85,954
Average Household Income 45-54	\$123,510	\$124,712	\$114,799
Median Household Income 55-64	\$105,531	\$96,758	\$85,331
Average Household Income 55-64	\$121,419	\$124,780	\$114,982
Median Household Income 65-74	\$81,757	\$80,885	\$71,575
Average Household Income 65-74	\$106,871	\$109,226	\$99,184
Average Household Income 75+	\$72,748	\$80,683	\$74,809

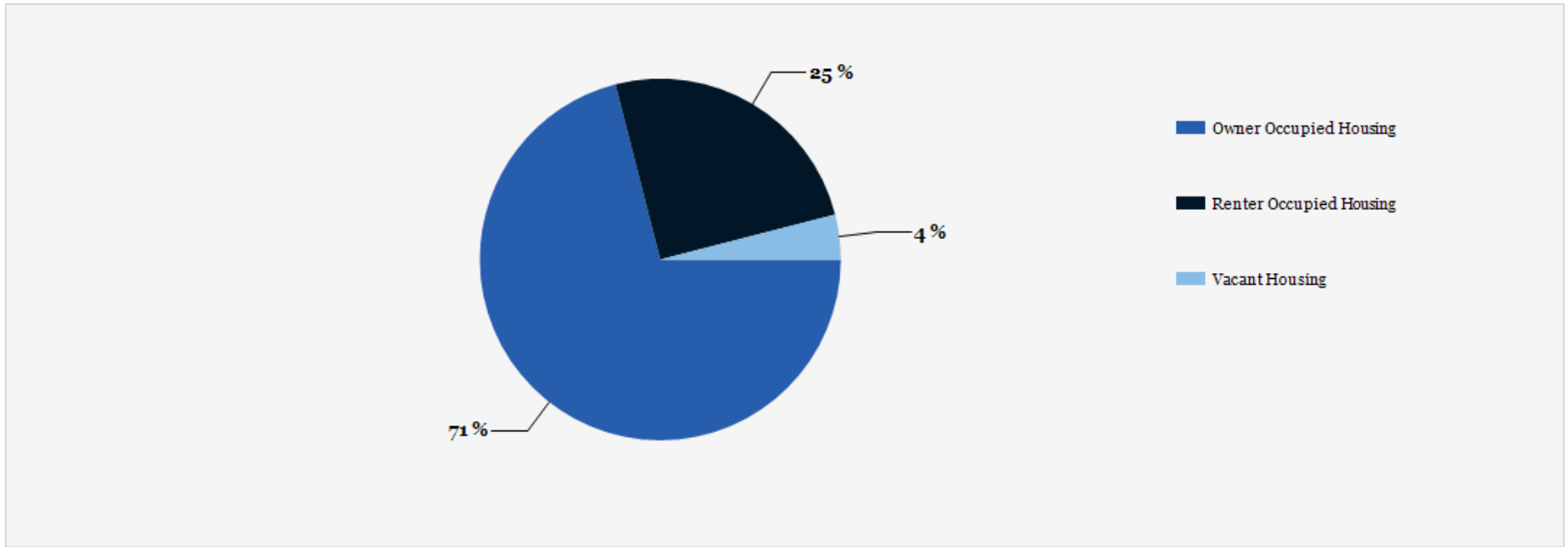
2021 Household Income



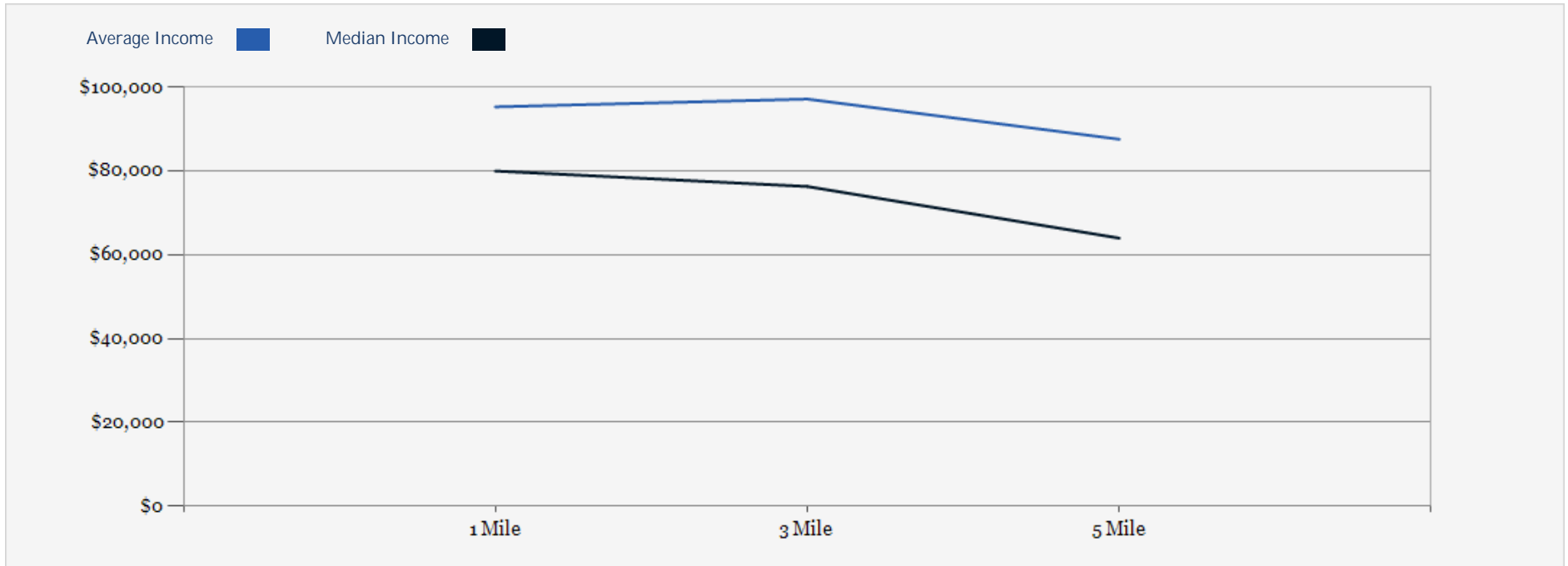
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Arapaho Jupiter Shopping Center

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