SEVILLE COMMONS

ARLINGTON, TX

SIZE

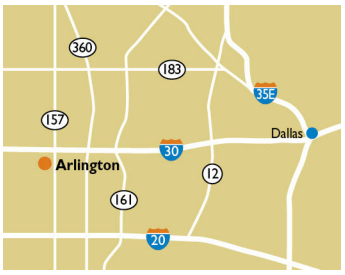
112,421 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	20,377	93,791	277,245
Households	10,509	39,874	108,838
Median HH Income ($)	58,244	63,221	62,244

MAJOR TENANT(S)

Walmart Neighborhood Market
La Madeleine
Chipotle Mexican Grill
Athletico Physical Therapy



LOCATION

2101-2151 North Collins Street | Arlington, TX 76011

PROPERTY HIGHLIGHTS

- Anchored by Walmart Neighborhood Market
- Other national and regional tenants include Subway, Chipotle, Athletico, La Madeline and MetroPCS
- Located on North Collins Street (43,400 VPD), 1.5 miles north of Cowboys Stadium
- Population exceeds 93,7000 in a three-mile radius with an average household income greater than $90,500

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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SPACE	TENANT	SQ. FT.
201	Affordable Dentures	3,703 SF
205	Goodwill	3,474 SF
215	Moritz Partners	1,250 SF
223	Synclair Studios	1,220 SF
225	The Secret Chambers	2,743 SF
301	Moritz Partners	1,677 SF
323	Moritz Interested	2,866 SF
401	AVAILABLE	2,160 SF
407	MetroPCS	1,300 SF
411	Athletico Physical Therapy	1,791 SF
415	Arlington Dental Clinic	1,500 SF
421	COMING AVAILABLE	1,100 SF
423	Neel Beauty	1,050 SF
425	Simply Liquor	2,040 SF
431	City Puff N Stuff	2,644 SF
433	Eagle Postal Center	1,574 SF
503	Creative Impressions Hair Salon	1,656 SF
505	AVAILABLE	935 SF
507	Total by Verizon	1,306 SF
509	The Alley	1,799 SF
511	Dr. Phone Repair	1,101 SF
521	Eden Pedispa Nails	1,994 SF
525	Chicago Pizza & Grill	2,074 SF
2101	La Madeleine	4,720 SF
2121	Walmart Neighborhood Market	58,629 SF
2151	Subway	1,988 SF
2151A	Pasta Masta	1,985 SF
2151B	Chipotle Mexican Grill	2,142 SF
TOTAL SQ. FT.		112,421

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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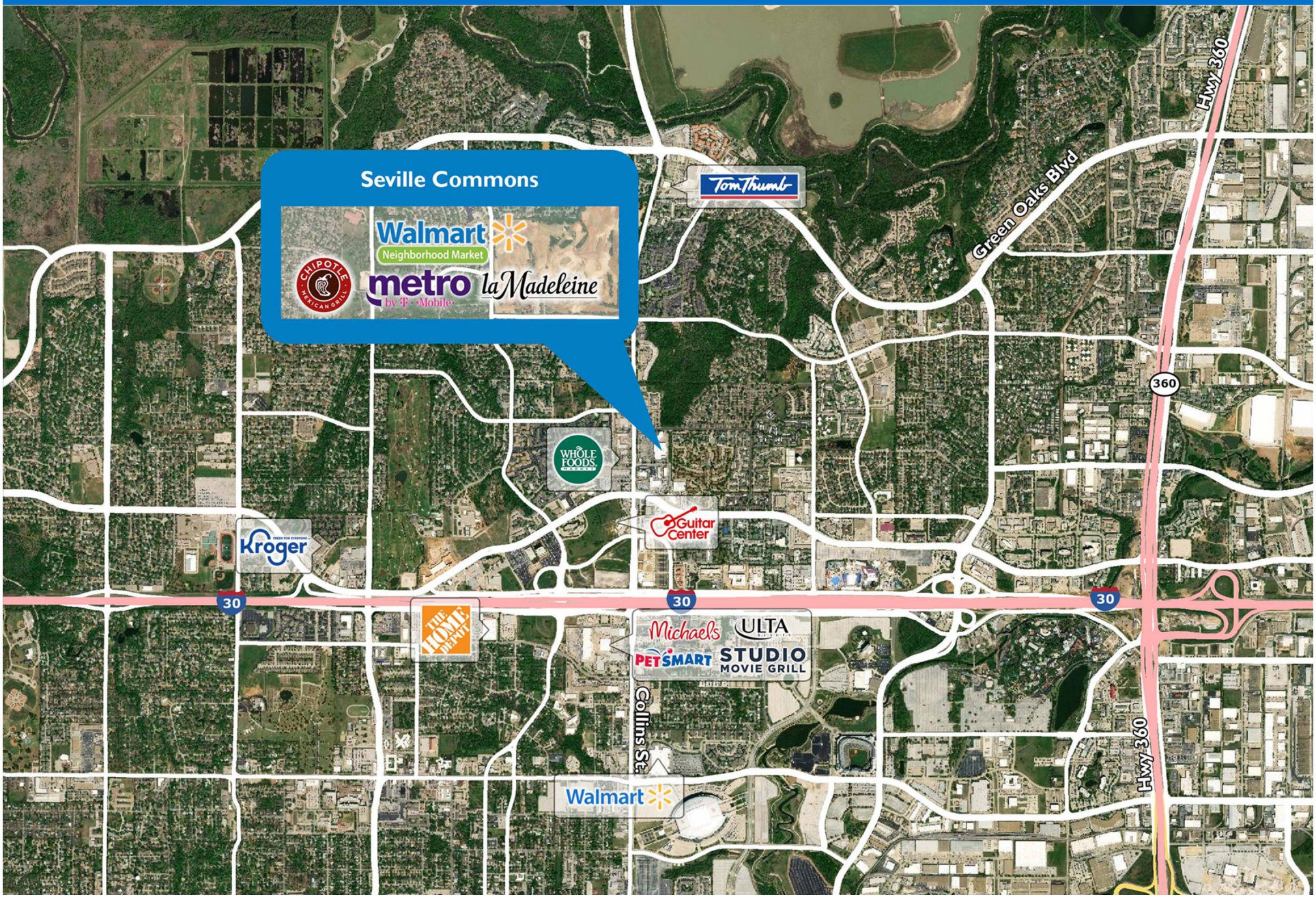

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

Latitude: 32.768089 Longitude: -97.095501

	Seville Commons Arlington, TX	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	20,377	93,791	277,245
	2028 Projected Population	21,078	96,639	277,700
	2010 Census Population	16,671	78,884	243,161
	2000 Census Population	21,094	85,530	239,285
	1990 Census Population	17,077	70,121	199,453
	Historical Annual Growth 1990 to 2000	2.13%	2.01%	1.84%
	Historical Annual Growth 2000 to 2010	-2.33%	-0.81%	0.16%
	Estimated Annual Growth 2010 to2023	1.47%	1.27%	0.96%
	Projected Annual Growth 2023 to 2028	0.68%	0.60%	0.03%
	Median Age	34.1	34.1	34.2
Households	Q4 2023 Estimated Households	10,509	39,874	108,838
	2028 Projected Households	10,886	41,064	109,289
	2010 Census Households	8,415	33,919	96,218
	2000 Census Households	10,778	37,575	98,133
	1990 Census Households	9,296	31,782	84,213
	Historical Annual Growth 1990 to 2000	1.49%	1.69%	1.54%
	Historical Annual Growth 2000 to 2010	-2.44%	-1.02%	-0.20%
	Estimated Annual Growth 2010 to 2023	1.63%	1.18%	0.90%
	Projected Annual Growth 2023 to 2028	0.71%	0.59%	0.08%
	Population per Household	1.94	2.28	2.50
Population by Race	White	30.6%	32.6%	30.8%
	Black or African American	42.4%	26.9%	23.3%
	Asian & Pacific Islander	3.4%	7.1%	7.0%
	Other Races	4.3%	4.0%	4.3%
	Hispanic Population	19.3%	29.4%	34.6%
Income	Average Household Income	$76,254	$90,541	$82,890
	Median Household Income	$58,244	$63,221	$62,244
	Per Capita Income	$39,338	$39,024	$32,963
Education (Age 25+)	Elementary	3.3%	6.3%	8.0%
	Some High School	3.6%	6.5%	8.8%
	High School Graduate	15.0%	20.7%	23.3%
	Some College	28.1%	21.4%	21.2%
	Associates Degree Only	13.0%	8.6%	8.0%
	Bachelors Degree Only	23.7%	22.4%	20.1%
	Graduate Degree	13.4%	14.0%	10.7%
Business	Number of Businesses	663	3,580	7,717
	Total Number of Employees	15,633	73,540	151,818
	Employees per Business	23.56	20.54	19.67
	Residential Population per Business	30.71	26.20	35.93

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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Data Source: Synergos Technologies Inc Austin, TX