

# SOUTHLAKE VILLAGE

2100 E SOUTHLAKE BLVD | SOUTHLAKE, TX 76092

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## Property Details

### Owned GLA

117,553 SF

### Availability

3 Suites | 2,500 SF

## Overview

- Anchored by Kroger and boasts a diverse mix of 21 tenants with a 100% occupancy rate (97.1% for last 10 years).
- Strategically located at the intersection of Southlake Boulevard (36,000 VPD) and Village Center Drive (3,388 VPD) with three entry points each from Southlake Boulevard and Village Center Drive.
- Provides outstanding location in high-growth Southlake area which is experiencing substantial population growth.

## Tenant Mix



H&R BLOCK

UBREAKIFIX

MATHNASIUM

PAPA JOHN'S  
PIZZA



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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	2,087	5,290	601	\$529,610	\$201,000
3 MILES	54,781	83,231	19,623	\$254,482	\$155,569
5 MILES	136,416	161,704	50,582	\$251,140	\$164,752



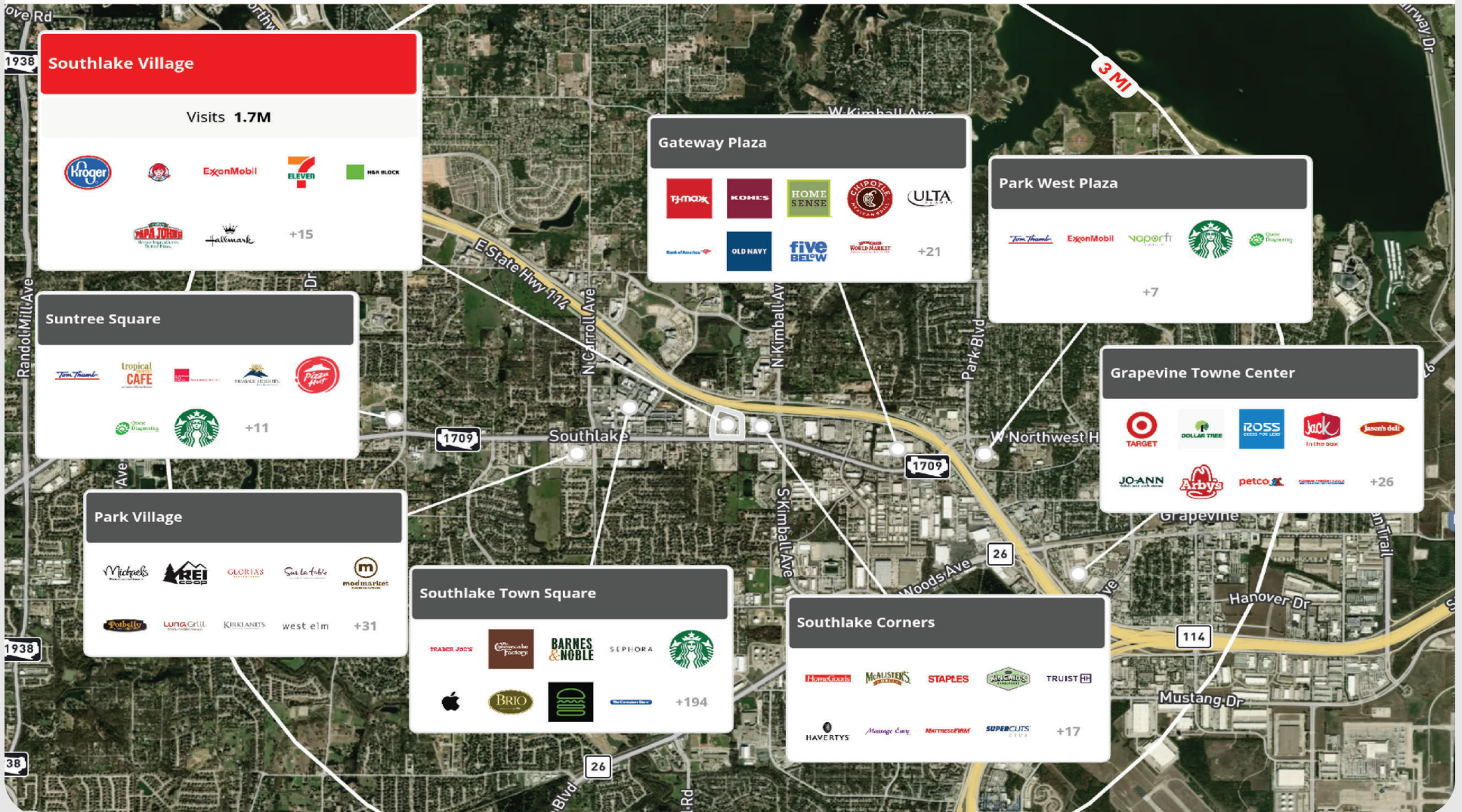


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
2140K	AVAILABLE	2,500
2140N	AVAILABLE	
2140	AVAILABLE	
2110	KROGER	60,932
2116	817 SALON SUITES	9,087
2140H	ALIVE WELLNESS & FITNESS	4,600
2120A	TRUDY'S HALLMARK	4,393
2140S	ISTANBUL CUISINE	3,891
2140Q	RED MOUNTAIN MED SPA	3,171
2120B	SPICAR'S MARTIAL ARTS	3,000
2140M	SOUTHLAKE JEWELERS	2,900
2140F	AMERICAN AIRLINES CREDIT UNION	2,900
2120C	CALAKIDS	2,530
2120D	MALACCA CAFE	2,500
2140B	FOODINSTAAN	2,100
2140A	HEENA SALON	2,100
2140R	ALLOY PT	2,049
2140W	PAPA JOHN'S PIZZA	1,500
2140V	MATHNASIUM	1,500
2140U	UBREAKIFIX	1,500
2140L	EAGLE POSTAL	1,500
2140D	H&R BLOCK	1,500
2140O	HEALTHY FOOT CARE	1,400



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## Get in Touch with Us

### Leasing

Catie Whorton

**682-757-2169**

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### Pop-up & Short-term Leasing

Specialty Leasing Team

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### Property Management

Sara Connelly

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**[sconnelly@performproperties.com](mailto:sconnelly@performproperties.com)**



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