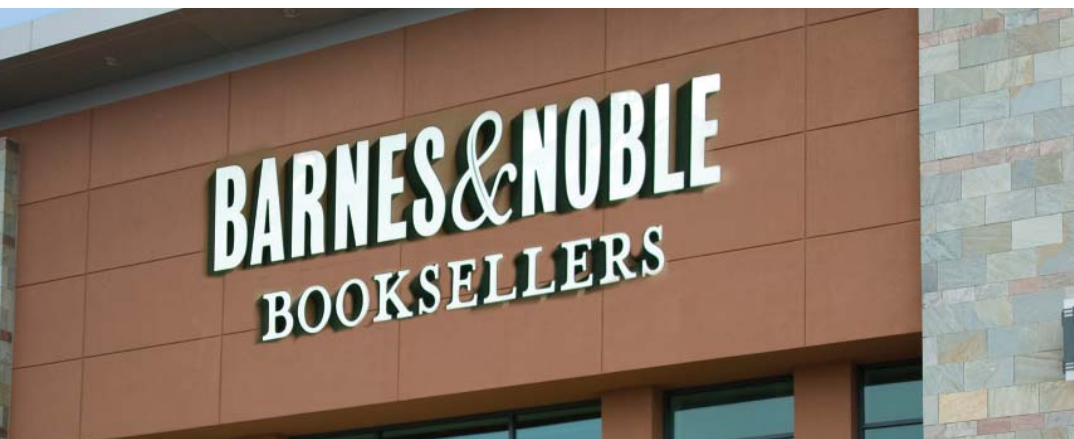


# THE PARKS AT ARLINGTON

ARLINGTON, TEXAS



## IN THE HEART OF A GROWING MARKET

- Highly visible location adjacent to Interstate 20.
- Situated 15 miles between Dallas and Fort Worth, providing easy access to both cities.
- Trade area is growing at two times the national average.
- Only 15 minutes from Dallas/Fort Worth International Airport.
- Located three miles from the University of Texas at Arlington, with enrollment of 33,500 students.

## FULL OF FASHION AND FUN

- The Entertainment and Lifestyle wing, which includes the 18-screen AMC Theatre, Nordstrom Rack, Dick's Sporting Goods and specialty shops, draws large groups of families, friends, schools, churches and athletic teams for the fun, food and fashion.
- Attractions and amenities include NHL-sized ICE at The Parks arena, children's carousel and play area, AMC 18 Theatre, 12-unit food court with generous seating ratios, family restrooms and soft-seating areas.
- Two covered parking decks.

## MORE CUSTOMERS AND MORE SHOPPING

- Over 22 million visitors per year.
- Fourteen thousand member email database of loyal shoppers and fifteen thousand faithful Facebook fans.
- Shoppers make an average of 47 visits per year.
- Exciting line-up of specialty stores including Abercrombie & Fitch, Aéropostale, Barnes & Noble, Build-A-Bear Workshop, bareMinerals, Blackheart, Coach, DSW Shoes, Forever 21, G by Guess, Garage, Hollister Co., M.A.C. Cosmetics, Nordstrom Rack, Sephora and The Cheesecake Factory.

## ARLINGTON TOURISM IS BIG BUSINESS

- The Parks at Arlington is located minutes from Six Flags Over Texas, one of the state's strongest tourist destinations, hosting over 2 million visitors per year.
- Roughly 6.5 million tourists visit Arlington each year.
- Arlington is home to the Texas Rangers at The Ballpark in Arlington and the Dallas Cowboys at the new Cowboy Stadium.
- Cowboy Stadium hosts many national events such as the 2010 NBA All-Stars game, the 2014 NCAA Final-Four, the 2011 Super Bowl, the Cotton Bowl, as well as other college and international soccer events, and entertainment headliners such as George Strait, Kenny Chesney, Taylor Swift and Paul McCartney.

## TWO STRONGEST CATEGORIES

- Apparel
- Athletic shoes

## MALL INFORMATION

LOCATION: Cross streets: I-20 and Highway 157/South Cooper Street

MARKET: Dallas/Fort Worth

DESCRIPTION: Two-level, enclosed, super-regional center

ANCHORS: Dillard's, Macy's, jcpenny, Sears, Dick's Sporting Goods, AMC 18 Theatres, Forever 21 and Barnes & Noble

TOTAL RETAIL SQUARE FOOTAGE: 1,527,878

PARKING SPACES: 7,319

OPENED: 1988

EXPANDED: 1990: Foley's plus 60,000 square feet of small-shop space. 1996: jcpenny. 2002: Dick's Sporting Goods, AMC 18 Theatre, ICE at The Parks, family restrooms, soft-seating, expanded food court, carousel, and 20 new specialty stores. 2007-2008: The Cheesecake Factory, Barnes & Noble and Forever 21.

MULTIMILLION-DOLLAR RENOVATION IN 2012: New tile flooring and enhancements to the interior architecture gives the shopping center a modern, prairie-style look and feel. Amenities have been updated with new furnishings in the food court and soft-seating areas throughout the center.

OTHER FEATURES: 12-unit food court with seating for 942.

PERIPHERAL LAND USE: Retail, restaurant, financial, hotels

## TRADE AREA PROFILE

2013 POPULATION 1,054,386

2018 PROJECTED POPULATION 1,139,544

2013 HOUSEHOLDS 361,242

2018 PROJECTED HOUSEHOLDS 388,840

2013 MEDIAN AGE 32.9

2013 AVERAGE HOUSEHOLD INCOME \$63,579

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$63,285

## 5 - MILE RADIUS

2013 POPULATION 326,429

2018 PROJECTED POPULATION 348,540

2013 HOUSEHOLDS 114,511

2018 PROJECTED HOUSEHOLDS 122,207

2013 MEDIAN AGE 33.2

2013 AVERAGE HOUSEHOLD INCOME \$65,781

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$64,746

## DAYTIME EMPLOYMENT

3 - MILE RADIUS 48,288

5 - MILE RADIUS 115,555

Source: Nielsen

