



FAMILY-ORIENTED TENANT MIX

Pines of Flower Mound opened in late 2006 and is anchored by a Kroger Signature Store (fully renovated in 2014). Featured at the shopping center is the "Pine's Fountain", a lit, dancing water fountain and major family attraction. It has a family-oriented tenant mix consisting of over 25 tenants including:

- Starbucks
- Le Peep's Grill
- City Vet
- Agave Azul
- Pizza Hut
- Subway
- Twelve Stones
- Kroger Fuel Center
- Sunstone Yoga

PROPERTY OVERVIEW

Rental Rates:	\$20.00 - \$30.00 PSF
Available Space:	1,061 - 3,650 SF
NNN's:	\$7.30 PSF
Finish-out Allowance:	Negotiable

TRAFFIC COUNTS

- Morriss (N): 14,104 CPD	- FM 3040 (E): 17,502 CPD
- Gerault (S): 20,676 CPD	- FM 3040 (W): 10,812 CPD

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	13,051	88,679	191,477
Median Age:	30	31	31
Median HH Income:	\$104,571	\$87,147	\$81,272

For leasing information:

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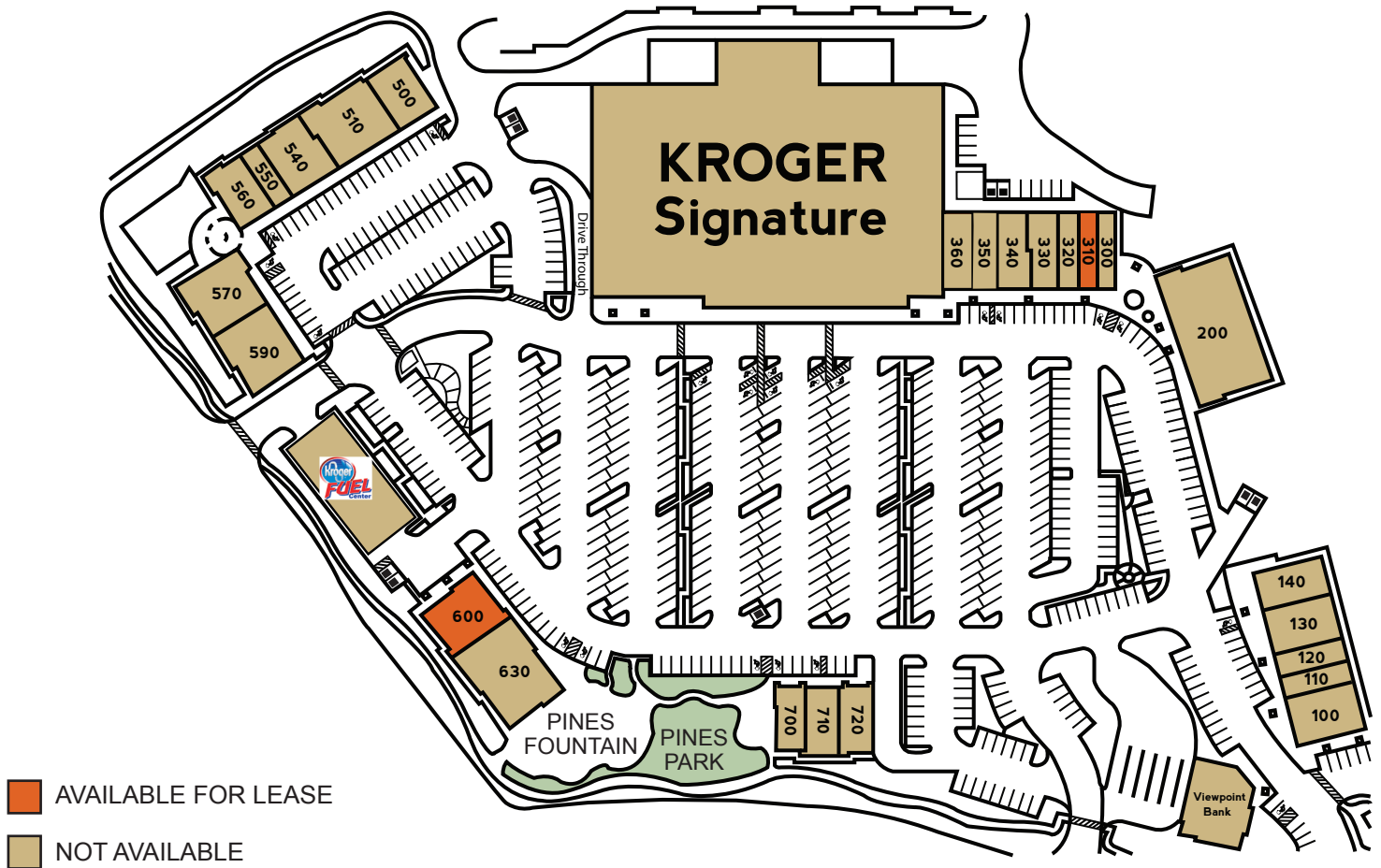
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TENANT ROSTER

SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
100	Twelve Stones	330	Flower Mound Nails	560	Mid Cities Martial Arts
110	Kolache and Donut	340	Massage Green	590	Le Peep's Grill
120	Edward D. Jones	350	Edge Vapors	Lot 1A	Kroger Fuel Center (Coming Winter 2014)
130	Farmers Insurance	360	High Stone Reflexology	600	3,650 SF Available
140	Private Workout	500	Dazzle Dental	630	Agave Azul, 4,400 SF
200	City Vet	510	Sunstone Yoga	700	Pizza Hut
300	Azure Salon	540	Orthopedia Physical Therapy	710	Subway
310	1,061 SF Available	550	Tutoring Center	720	Starbucks
320	PostNet	570	Don Vito's Italian Eatery		

SITE PLAN



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