



## 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 - \$25.00 PSF
Available Space:	1,977 - 3,560 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

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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	<b>340</b>	<b>2,107 SF Available</b>	590	Le Peep's Grill
120	Edward D. Jones	<b>350</b>	<b>1,540 SF Available</b>	Lot 1A	Kroger Fuel Center (Coming Winter 2014)
<b>130</b>	<b>1,977 SF Available</b>	360	High Stone Reflexology	<b>600</b>	<b>3,650 SF Available</b>
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
<b>310</b>	<b>1,061 SF Available</b>	550	Tutoring Center	720	Starbucks
320	PostNet	570	Pho 7 Vietnamese Cuisine		

## SITE PLAN

