



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 "Pines Fountain", a lit, dancing water fountain and major family attraction. It has a diverse tenant mix consisting of over 25 tenants including:

- Starbucks
- Jakes Hamburgers
- Club Pilates
- Massage Green
- Pizza Hut
- Kroger Fuel Center
- City Vet
- Subway
- Sunstone Yoga

PROPERTY OVERVIEW

Rental Rates:	\$20.00 - \$30.00 PSF
Available Space:	3,650 SF Endcap (Divisible)
NNN's:	\$8.73 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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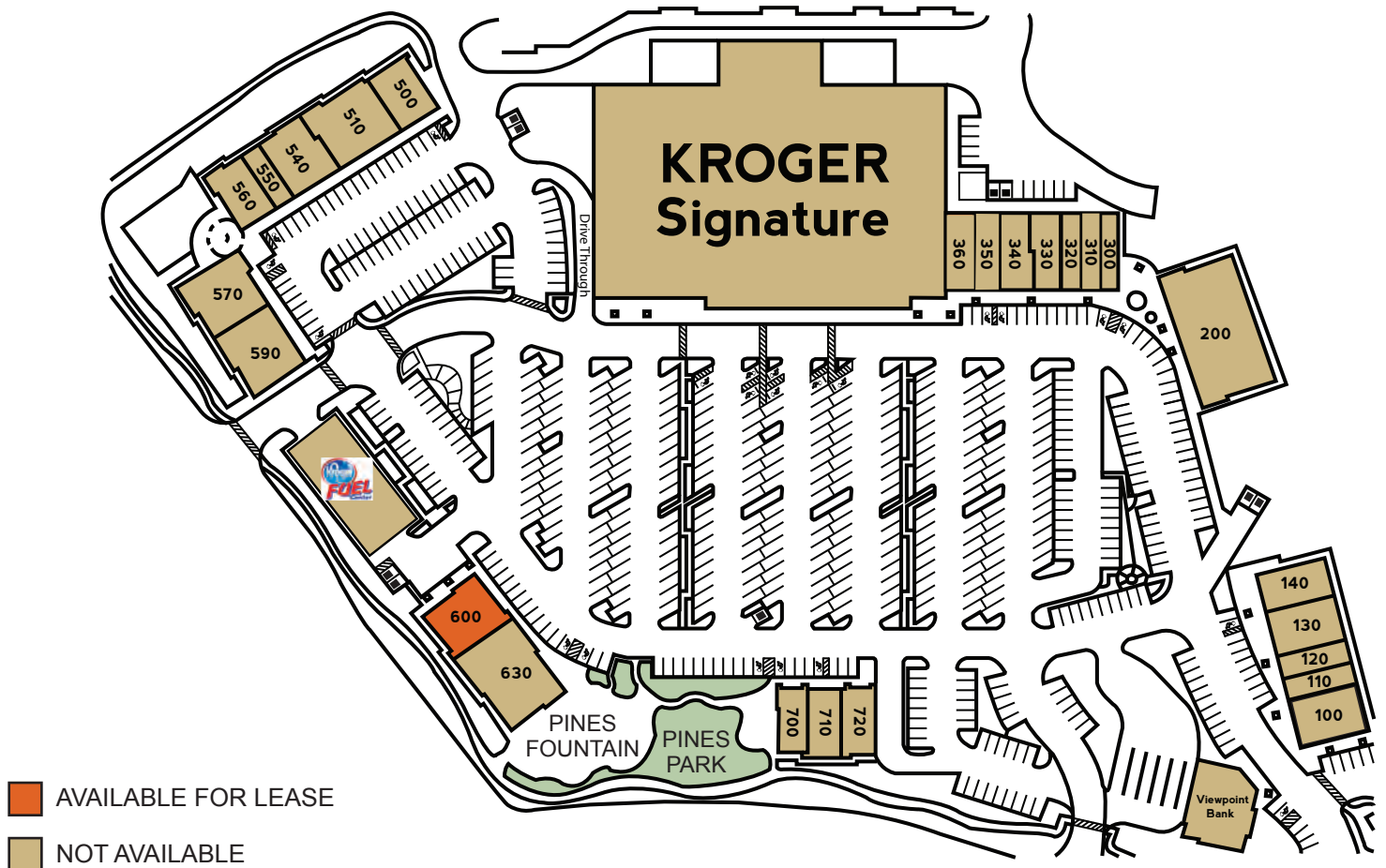
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TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	Fiori	3,994	330	Flower Mound Nails	1,745	570	Urbano Taco Bar	3,436
110	Kolache and Donut	1,116	340	Massage Green	2,107	590	Le Peep's Grill	3,611
120	Edward D. Jones	1,336	350	Expedia Cruiseship Center	1,540	Lot 1A	Kroger Fuel Center	
130	Farmers Insurance	1,977	360	High Stone Reflexology	1,774	600	Available (Divisible)	3,650
140	Private Workout	2,085	500	Smile Craft Dental	2,326	630	Jakes Hamburgers	4,393
200	City Vet	8,475	510	Sunstone Yoga	4,000	700	Pizza Hut	1,531
300	Azure Salon	1,222	540	Orthopedia Physical Therapy	2,946	710	Subway	1,964
310	Any Lab Test Now	1,061	550	The Tutoring Center	1,001	720	Starbucks	1,750
320	Club Pilates	1,400	560	Mid Cities Martial Arts	2,286			

SITE PLAN



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