

# VINEYARD MARKETPLACE

2030 GLADE ROAD, GRAPEVINE, TX

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## PROPERTY OVERVIEW




Vineyard Marketplace is located at the regional intersection of Glade Road and SH 121, which has experienced a significant increase in new development over the past five years. The most notable development has been Glade Parks, a 194-acre mixed used project comprised over 125 single family homes, 400 urban loft apartments, and a broad collection of best in class retailers and entertainment concepts: Dick's Sporting Goods, AT&T, Dave & Busters, Cinepolis, LA Fitness, and Target. With the intersection's regional draw and the affluent surrounding neighborhoods, Vineyard Marketplace is a perfect location for any retailer, medical office, or restaurant.

## TRAFFIC COUNTS

HWY. 121	96,850 V.P.D.
GLADE AVE	16,470 V.P.D.

GLA: 121,484 SF    PARKING SPACES: 690    PARKING RATIO: 5.7 per 1,000 SF    WEB LINK: [jahrealty.propertycapsule.com/vineyardmarketplace](http://jahrealty.propertycapsule.com/vineyardmarketplace)

## DEMOGRAPHICS

2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
3 MILE	84,202	26,353	\$91,532
5 MILE	196,968	128,914	\$85,413

## LEASING CONTACT

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LAND	TENANT	SQFT
BTS +/- 8,000 s.f.	Available	
100	Available	9,983
200	US Physical Therapy	2,800
204	Richard Perez, DDS	2,358
206	Pinch-A-Penny	3,275
208	Sally Beauty Supply	1,600
220	Action Behavior Ce...	3,944
224	H&R Block	2,007
232	Hallmark	4,480
238	Mathnasium	1,697
240	Sky Nails Spa	2,000
244	Princess Threading...	1,564
250	Max Resultx Fitness	4,350
256	Max Results Wellness	1,100
260	Kim's Fashion Tailor	800
264	NerdstoGo	900
268	State Farm Insurance	1,450
280	Empress of China	2,750
288	iFratelli	1,100
290	Donut Land	900
296	Fuzzy's Taco Shop	2,780
300	Dunkin Donuts	1,985
301	Tropical Smoothie	1,985
302	Available	2,019
303	Children's Art Cla...	1,998
5325	Hobby Lobby	61,644

Non-Controlled Availability

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