VINEYARD MARKETPLACE

2030 GLADE ROAD, GRAPEVINE, TX





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 | 97,049 V.P.D. |
|-----------|---------------|
| GLADE AVE | 26,082 V.P.D. |

GLA: 121,484 SF

PARKING SPACES: 690

PARKING RATIO: 5.7 per 1,000 SF

WEB LINK: jahrealty.propertycapsule.com/vineyardmarketplace

DEMOGRAPHICS

| 2025 Estimates | TOTAL POPULATION | DAYTIME POPULATION | AVG. HH INCOME |
|-------------------|---------------------|-----------------------|-------------------|
| 3 MILE | 84,202 | 26,353 | \$122,161 |
| 5 MILE | 196,968 | 128,914 | \$115,214 |

LEASING CONTACT

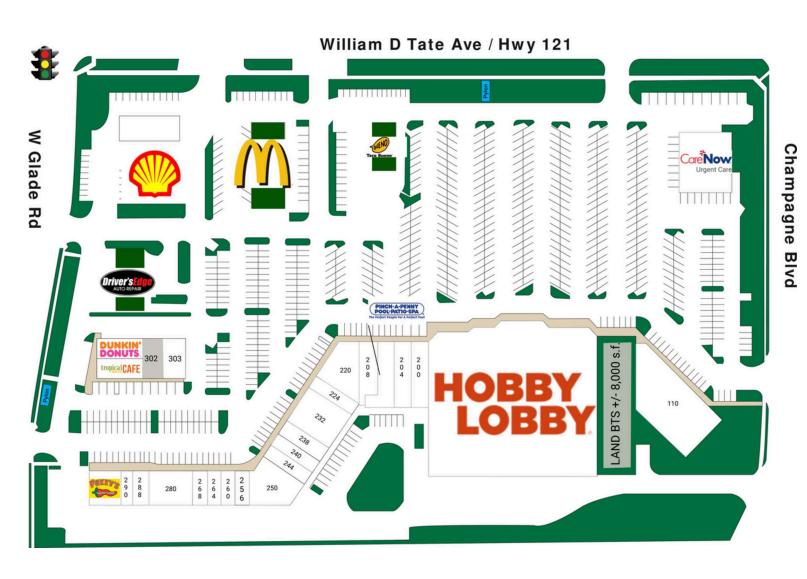
JAH REALTY

1717 Main Street, Suite 2600 Dallas, Texas 75201 P 214-220-0274 dfwleasing@jahco.net

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

Non-Controlled Availability
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AERIAL MAP



