

# VINEYARD MARKETPLACE

2030 GLADE ROAD, GRAPEVINE, TX

JAH  
REALTY



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

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	84,202	26,353	\$122,161
5 MILE	196,968	128,914	\$115,214

## 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.

## LEASING CONTACT

### KURT BRADLEY

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W Glade Rd



Non-Controlled Availability

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

# AERIAL MAP

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