

# VINEYARD MARKETPLACE

2030 GLADE ROAD, GRAPEVINE, TX

JAH  
REALTY



## 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)

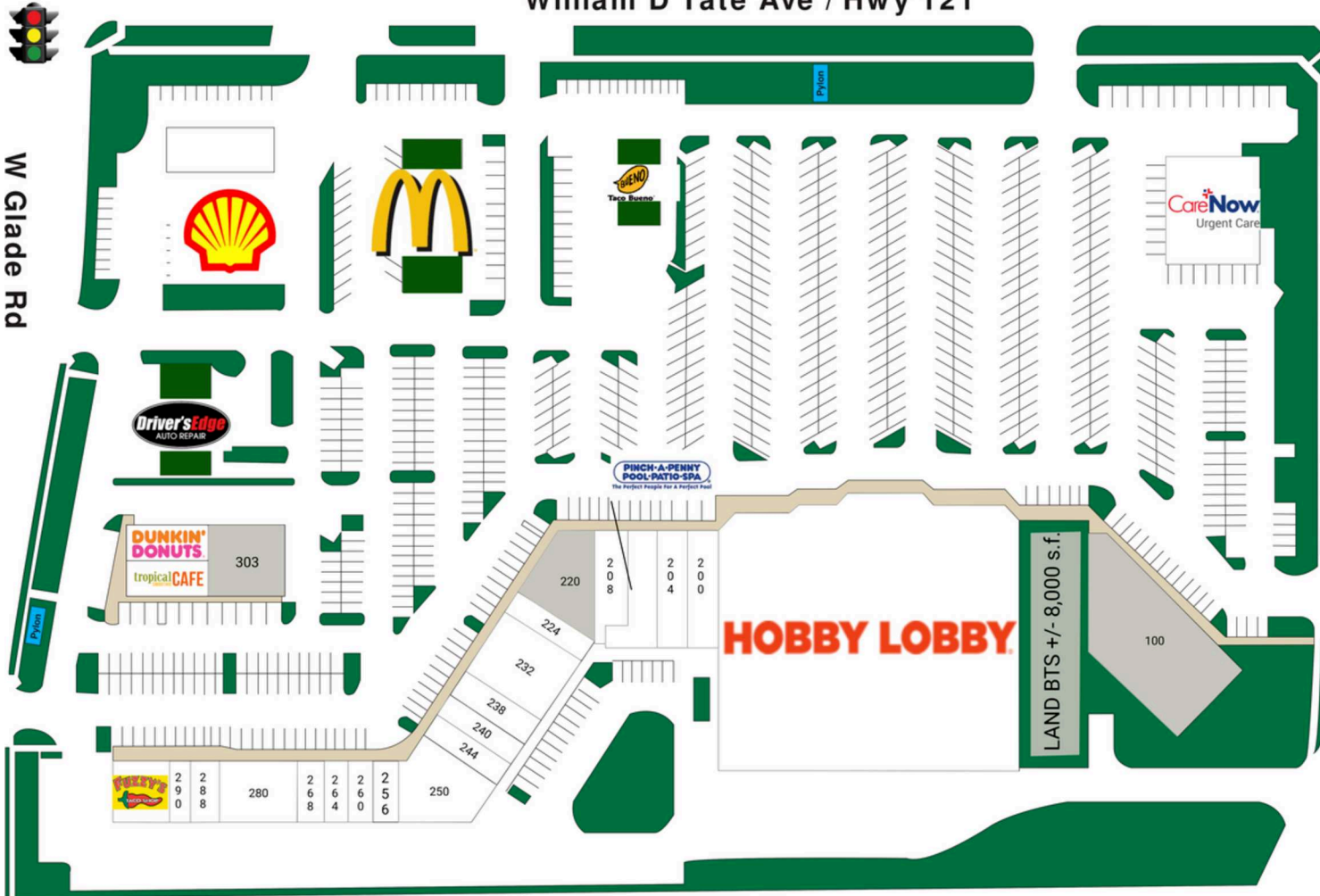
## DEMOGRAPHICS

2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
1 MILE	6,040	6,161	\$220,409
3 MILE	96,861	96,475	\$141,933
5 MILE	253,091	267,882	\$120,276

## LEASING CONTACT

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	TENANT	SQFT
LAND		
BTS +/-		
8,000	Available	
s.f.		
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	Available	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
303	Available	4,032
5325	Hobby Lobby	61,644

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