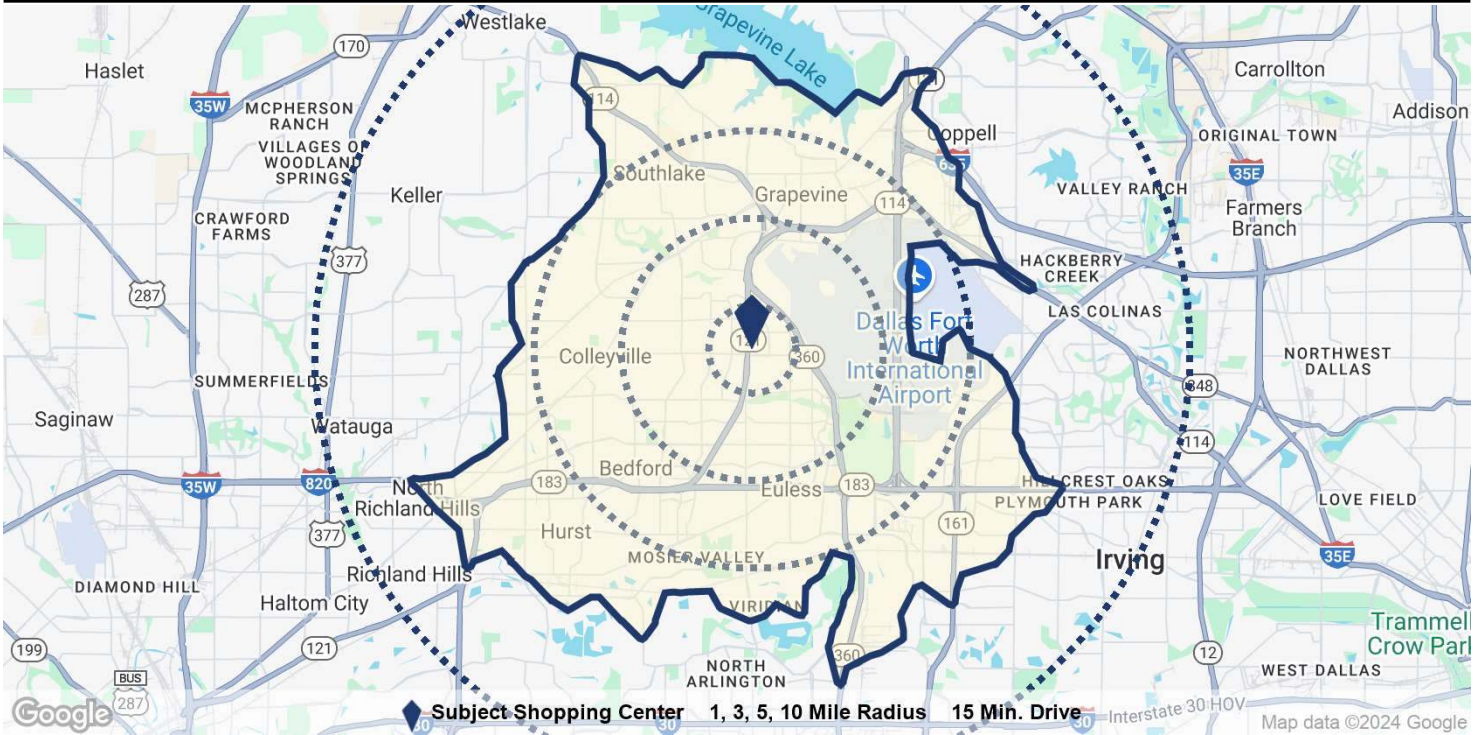


Subject Shopping Center

Vineyard Marketplace

DEMOGRAPHICS

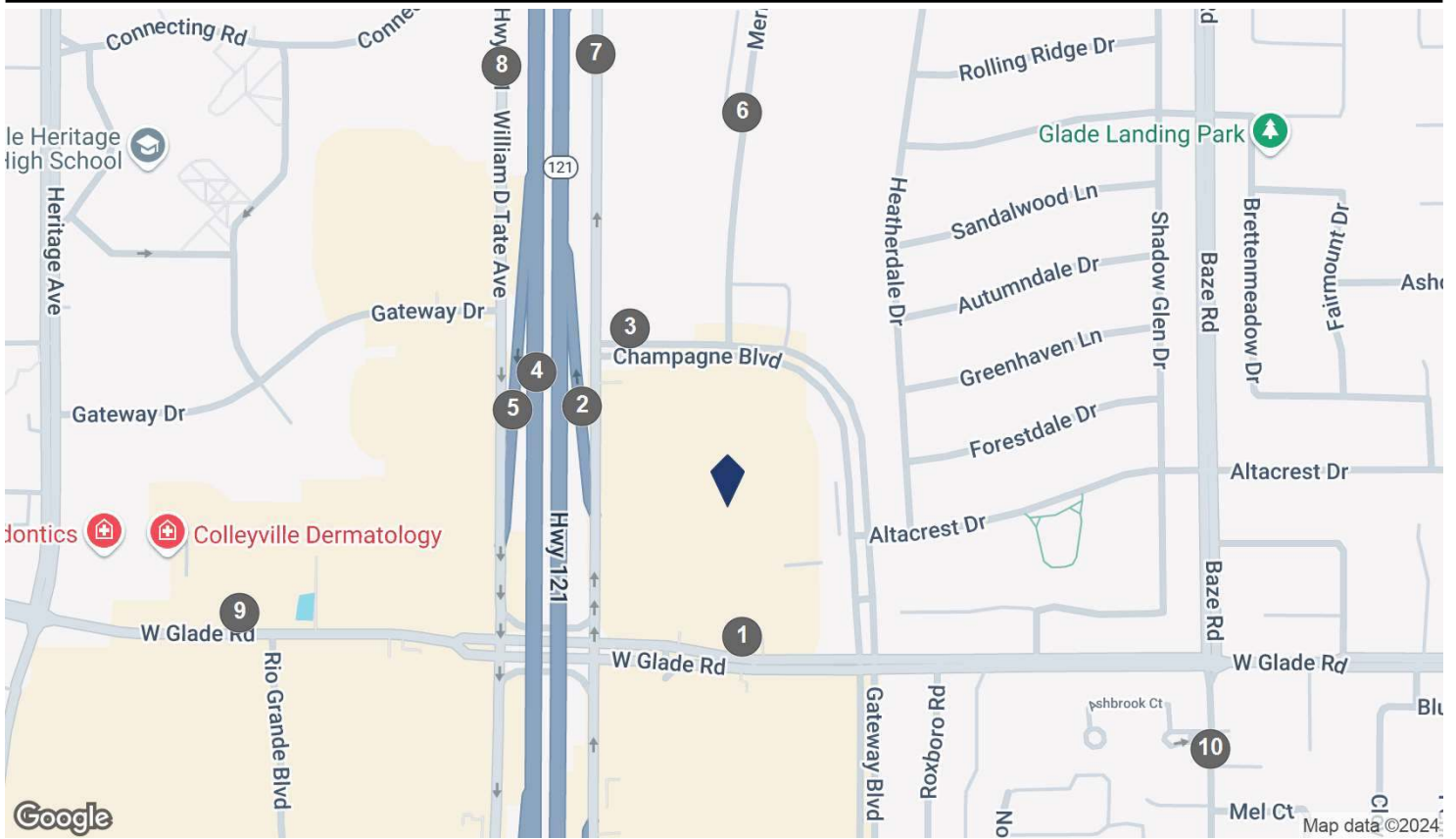


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	14,471	84,202	196,968	871,550	330,921
5 Yr Growth	5.1%	4.8%	5.0%	4.2%	4.4%
Median Age	40	40	39	37	38
5 Yr Forecast	42	41	41	39	39
White / Black / Hispanic	63% / 6% / 13%	59% / 10% / 18%	58% / 12% / 18%	49% / 13% / 24%	70% / 15% / 22%
5 Yr Forecast	63% / 6% / 13%	59% / 10% / 18%	58% / 12% / 18%	49% / 13% / 24%	68% / 16% / 23%
Employment	6,631	26,353	128,914	498,683	184,404
Buying Power	\$620.5M	\$3.1B	\$6.8B	\$27.8B	\$10.1B
5 Yr Growth	3.9%	5.2%	4.4%	3.8%	4.8%
College Graduates	54.8%	47.4%	42.8%	41.2%	51.9%
Household					
Households	5,610	33,957	79,288	337,093	131,682
5 Yr Growth	5.2%	4.9%	4.9%	4.2%	4.5%
Median Household Income	\$110,609	\$91,532	\$85,413	\$82,454	\$76,814
5 Yr Forecast	\$109,199	\$91,789	\$84,984	\$82,122	\$77,054
Average Household Income	\$135,478	\$122,161	\$115,214	\$111,461	\$106,878
5 Yr Forecast	\$134,036	\$122,367	\$114,851	\$111,618	\$107,208
% High Income (>\$75K)	65%	59%	55%	54%	51%
Housing					
Median Home Value	\$399,957	\$388,176	\$374,775	\$344,173	\$348,536
Median Year Built	1991	1988	1987	1988	1984
Owner / Renter Occupied	61% / 39%	55% / 45%	54% / 46%	51% / 49%	50% / 50%

Subject Shopping Center

Vineyard Marketplace

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Glade Rd	Hwy 121 - W	16,717	2022	0.11 mi
2 Hwy 121	Champagne Blvd - N	5,277	2022	0.12 mi
3 Champagne Blvd	Hwy 121 - W	1,128	2018	0.14 mi
4 State Hwy 121	Glade Rd - S	90,673	2022	0.16 mi
5 Hwy 121	Champagne Blvd - NE	4,765	2022	0.17 mi
6 Merlot Ave	Hughes Rd - N	354	2022	0.27 mi
7 Hwy 121	Hughes Rd - N	2,939	2022	0.33 mi
8 Hwy 121	Hughes Rd - NE	2,939	2022	0.35 mi
9 Glade Rd	Rio Grande Blvd - E	24,751	2022	0.37 mi
10 Baze Dr	Ashbrook Ct - N	3,338	2022	0.40 mi



Demographics

Vineyard Marketplace

2030-2040 Glade Rd

121,228 SF Neighborhood Center

Grapevine, TX 76051 - Grapevine/Colleyville Submarket

PREPARED BY



Clayton Harris

Senior Associate, Investments



Income & Spending Demographics

Vineyard Marketplace

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	5,609		33,957		79,289		131,682	
<\$25,000	422	7.52%	2,591	7.63%	6,798	8.57%	13,390	10.17%
\$25,000 - \$50,000	622	11.09%	4,957	14.60%	14,705	18.55%	27,745	21.07%
\$50,000 - \$75,000	909	16.21%	6,284	18.51%	13,821	17.43%	23,435	17.80%
\$75,000 - \$100,000	641	11.43%	4,758	14.01%	10,372	13.08%	17,511	13.30%
\$100,000 - \$125,000	496	8.84%	3,419	10.07%	8,681	10.95%	13,140	9.98%
\$125,000 - \$150,000	598	10.66%	2,588	7.62%	5,813	7.33%	8,842	6.71%
\$150,000 - \$200,000	874	15.58%	3,872	11.40%	7,205	9.09%	10,459	7.94%
\$200,000+	1,047	18.67%	5,488	16.16%	11,894	15.00%	17,159	13.03%
2024 Avg Household Income	\$135,478		\$122,161		\$115,214		\$106,878	
2024 Med Household Income	\$110,609		\$91,532		\$85,413		\$76,814	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$215.8M		\$1.2B		\$2.7B		\$4.3B	
Total Apparel	\$11.1M	5.15%	\$61.6M	5.11%	\$139.6M	5.14%	\$226M	5.29%
Women's Apparel	\$4.5M	2.07%	\$24.5M	2.03%	\$54.9M	2.02%	\$87.5M	2.05%
Men's Apparel	\$2.3M	1.06%	\$12.9M	1.07%	\$29.1M	1.07%	\$46.6M	1.09%
Girl's Apparel	\$787.7K	0.36%	\$4.2M	0.35%	\$9.7M	0.36%	\$16.1M	0.38%
Boy's Apparel	\$548.9K	0.25%	\$3.1M	0.25%	\$7.2M	0.26%	\$12M	0.28%
Infant Apparel	\$468.7K	0.22%	\$2.7M	0.23%	\$6.4M	0.23%	\$10.9M	0.26%
Footwear	\$2.6M	1.19%	\$14.2M	1.18%	\$32.4M	1.19%	\$53M	1.24%

Total Entertainment & Hobbies	\$31.6M	14.66%	\$177.3M	14.72%	\$401.5M	14.80%	\$626.6M	14.67%
Entertainment	\$3M	1.38%	\$17.4M	1.44%	\$40.8M	1.50%	\$64.9M	1.52%
Audio & Visual Equipment/Service	\$6.8M	3.15%	\$39.2M	3.26%	\$89.8M	3.31%	\$144M	3.37%
Reading Materials	\$442.1K	0.20%	\$2.4M	0.20%	\$5.2M	0.19%	\$7.6M	0.18%
Pets, Toys, & Hobbies	\$5.5M	2.54%	\$29.8M	2.48%	\$66.6M	2.45%	\$102.3M	2.40%
Personal Items	\$15.9M	7.38%	\$88.5M	7.35%	\$199.1M	7.34%	\$307.7M	7.21%

Total Food and Alcohol	\$56.6M	26.25%	\$319.1M	26.49%	\$719.9M	26.53%	\$1.1B	26.93%
Food At Home	\$27.6M	12.78%	\$156.5M	12.99%	\$357.1M	13.16%	\$577.2M	13.52%
Food Away From Home	\$25M	11.57%	\$139.6M	11.59%	\$311.8M	11.49%	\$493.3M	11.55%
Alcoholic Beverages	\$4.1M	1.90%	\$23M	1.91%	\$50.9M	1.88%	\$79.3M	1.86%

Total Household	\$36.6M	16.94%	\$201M	16.69%	\$450.2M	16.59%	\$694M	16.25%
House Maintenance & Repair	\$6.8M	3.16%	\$37.3M	3.10%	\$84.9M	3.13%	\$128.2M	3.00%
Household Equip & Furnishings	\$13.9M	6.43%	\$76.4M	6.34%	\$171.2M	6.31%	\$266.6M	6.24%
Household Operations	\$11M	5.09%	\$61M	5.06%	\$136.3M	5.02%	\$211.9M	4.96%
Housing Costs	\$4.9M	2.26%	\$26.4M	2.19%	\$57.8M	2.13%	\$87.2M	2.04%



Income & Spending Demographics

Vineyard Marketplace

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$53.3M	24.71%	\$302.2M	25.09%	\$685.7M	25.27%	\$1.1B	25.56%
Vehicle Purchases	\$26M	12.06%	\$147.9M	12.28%	\$337.1M	12.42%	\$536.2M	12.56%
Gasoline	\$13.2M	6.10%	\$76.8M	6.37%	\$176.2M	6.49%	\$287.3M	6.73%
Vehicle Expenses	\$1.5M	0.67%	\$7.3M	0.61%	\$16.3M	0.60%	\$24.2M	0.57%
Transportation	\$6.4M	2.95%	\$33.8M	2.81%	\$73.8M	2.72%	\$112.4M	2.63%
Automotive Repair & Maintenance	\$6.3M	2.93%	\$36.4M	3.02%	\$82.3M	3.03%	\$131.5M	3.08%
Total Health Care	\$10.2M	4.74%	\$57M	4.73%	\$128.1M	4.72%	\$197.2M	4.62%
Medical Services	\$5.9M	2.73%	\$32.7M	2.71%	\$73.2M	2.70%	\$112.6M	2.64%
Prescription Drugs	\$3.2M	1.48%	\$17.9M	1.49%	\$40.6M	1.50%	\$62.4M	1.46%
Medical Supplies	\$1.1M	0.53%	\$6.4M	0.53%	\$14.3M	0.53%	\$22.2M	0.52%
Total Education/Day Care	\$16.3M	7.55%	\$86.3M	7.17%	\$188.3M	6.94%	\$285.3M	6.68%
Education	\$10.5M	4.87%	\$55.3M	4.59%	\$120.5M	4.44%	\$182.8M	4.28%
Fees & Admissions	\$5.8M	2.68%	\$31M	2.57%	\$67.8M	2.50%	\$102.4M	2.40%