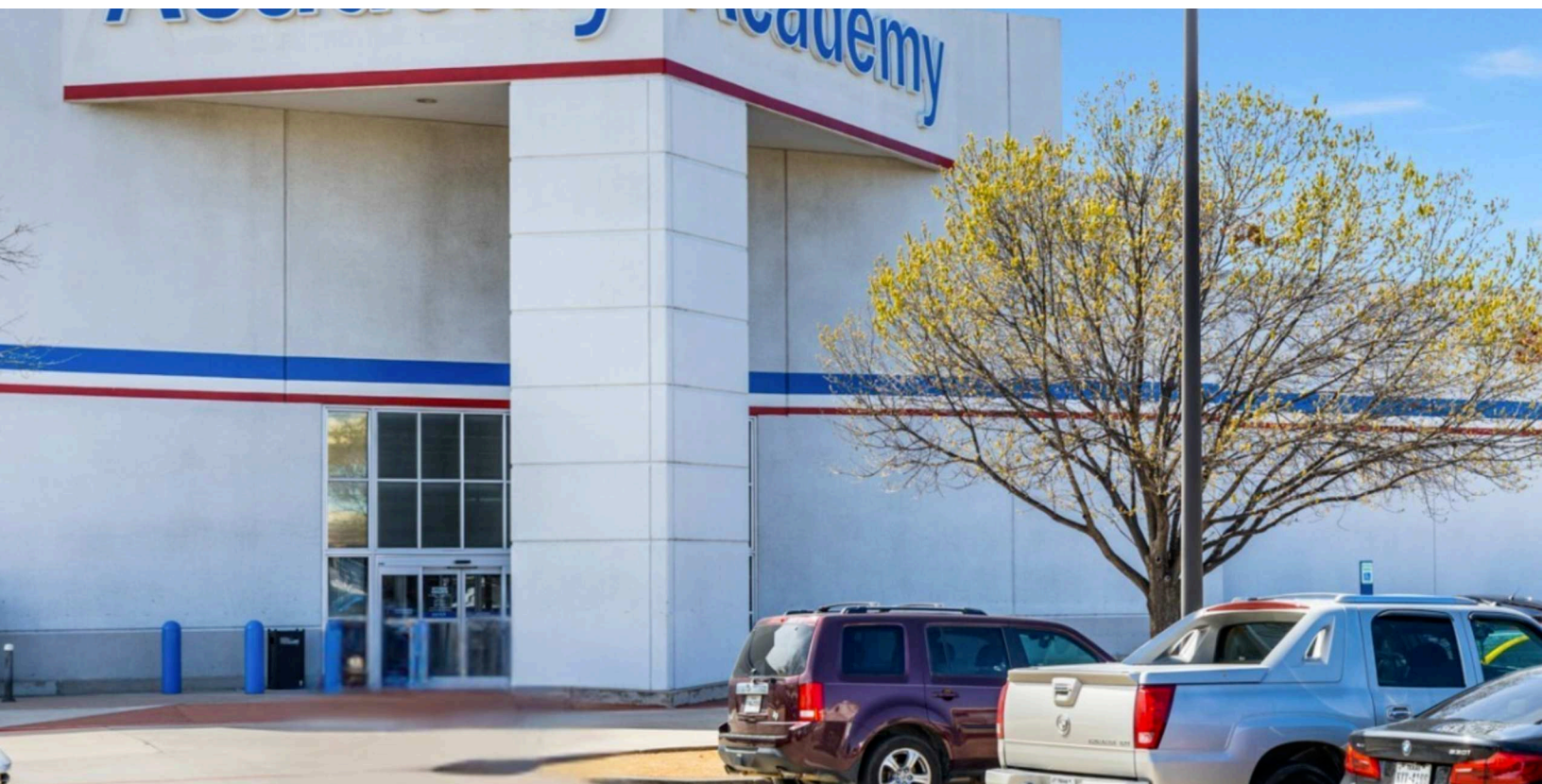




Grapevine Crossing

1515 W. TX-114
Grapevine, TX 76051

Center Type:
GLA: 125,488

Leasing Contact

Travis Farren

tfarren@dlcmgmt.com

PROPERTY HIGHLIGHTS

- **Strategic Retail Location:** Positioned along Ira E. Woods Ave., a major thoroughfare connecting Southlake, Highway 121, and Dallas Fort Worth International Airport.
- **Established Anchor Tenancy:** Anchored by Academy Sports + Outdoors and Best Buy alongside a strong mix of inline service tenants.
- **Affluent Trade Area:** Serves an exceptionally affluent customer base with average household incomes exceeding \$200,000 within a 3-mile radius.
- **Daily Traffic Driver:** Benefits from strong commuter traffic and a dense surrounding population that supports consistent consumer activity throughout the day.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	6,256	47,790	115,392
HOUSEHOLDS	2,488	18,315	43,037
AVG HH INCOME	\$149,460	\$196,540	\$218,856

MAJOR TENANTS





Grapevine Crossing

Contact:
TRAVIS FARREN

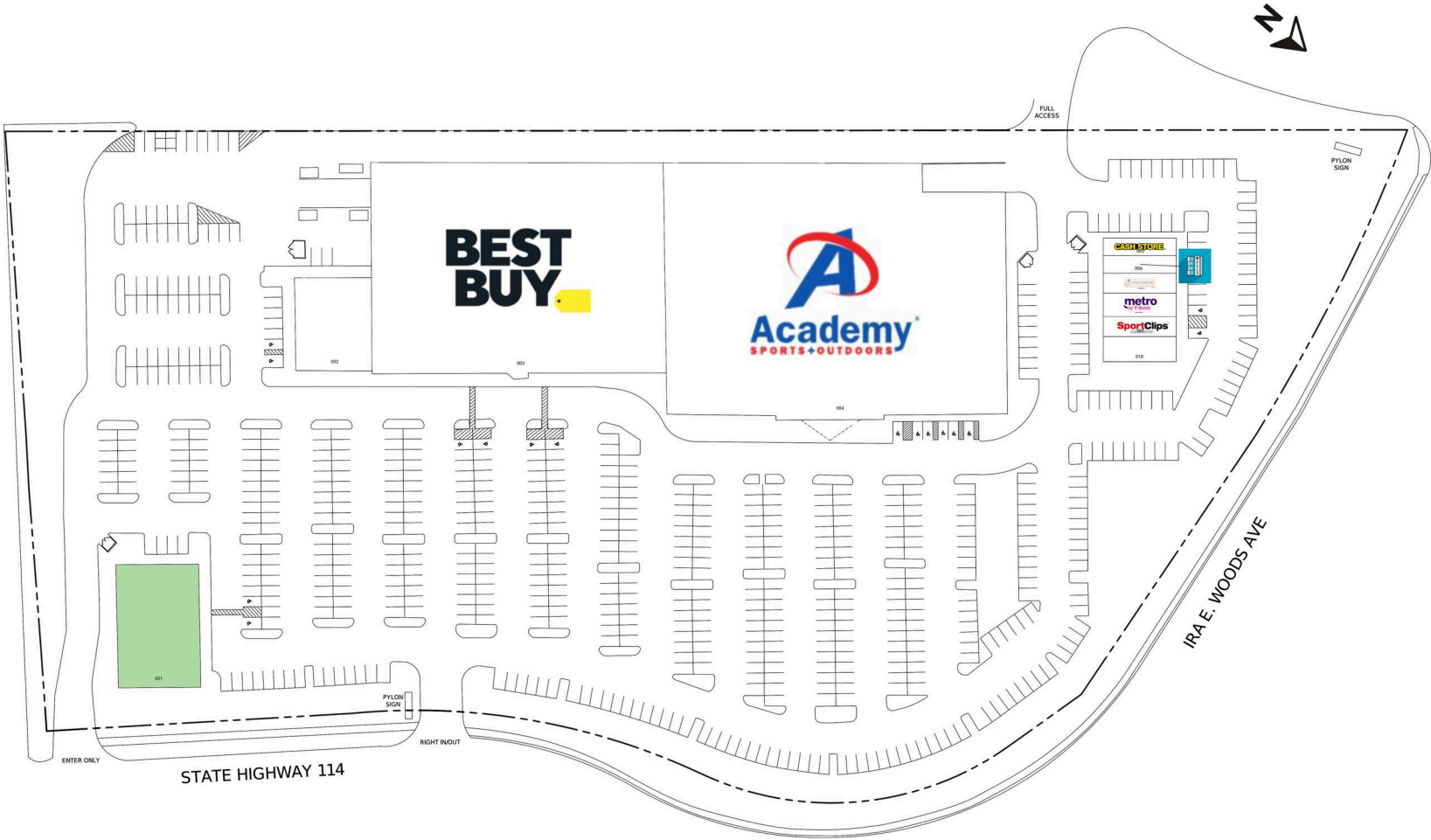
tfarren@dlcmgmt.com

AVAILABLE SPACES

001 7,535 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

002	United Defense Tactical	5,211 SF	005	Cash Store	1,050 SF	009	Sport Clips	1,260 SF
003	Best Buy	45,000 SF	006	The UPS Store	1,050 SF	010	Grapevine Vapes & Vapor	1,461 SF
004	Academy Sports + Outdoors	60,250 SF	007	Elite Nails	1,200 SF			
			008	Metro By T-Mobile	1,471 SF			