



### DEMOGRAPHIC HIGHLIGHTS

|                      | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Population           | 3,230     | 58,941    | 128,135   |
| Number of Households | 1,002     | 20,835    | 45,697    |
| Average Income       | \$229,334 | \$160,543 | \$173,821 |

### PROPERTY SIZE

117,553 SQF

### LAT/LONG

32.9409 | -97.1179

### TRAFFIC COUNTS

Southlake Blvd: 40,297

### MAJOR TENANTS



### David Schulenburg

Leasing Agent  
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### Stephanie Rippe

Property Manager  
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| Unit   | Tenant                          | SQF    |
|--------|---------------------------------|--------|
| 2110   | Kroger #DAL-512                 | 60,932 |
| 2116   | 817 Luxury Suites               | 9,087  |
| 2120A1 | Hallmark                        | 4,393  |
| 2120B  | Spicar's Martial Arts           | 3,000  |
| 2120C  | Available                       | 2,530  |
| 2120D  | Malacca Cafe Asian Cuisine      | 2,500  |
| 2140A  | Heena Salon                     | 2,100  |
| 2140B  | Ista Indian Cuisine             | 2,100  |
| 2140D  | H&R Block #41844                | 1,500  |
| 2140F  | American Airlines Credit Union  | 2,900  |
| 2140H  | Alive Wellness & Fitness        | 4,600  |
| 2140K  | Available                       | 2,500  |
| 2140L  | Eagle Postal                    | 1,500  |
| 2140M  | Southlake Jewelers              | 1,500  |
| 2140N  | Southlake Jewelers              | 1,400  |
| 2140O  | Healthy Foot Care               | 1,400  |
| 2140Q  | Red Mountain                    | 3,171  |
| 2140R  | Alloy Personal Training         | 2,049  |
| 2140S  | Istanbul Cuisine                | 3,891  |
| 2140U  | Asurion Tech Repair & Solutions | 1,500  |
| 2140V  | Mathnasium                      | 1,500  |
| 2140W  | Papa John's Pizza #1300         | 1,500  |



This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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