



FAMILY-ORIENTED TENANT MIX

Pines of Flower Mound is anchored by a Kroger Signature Store (fully renovated in 2014). Featured at the shopping center is the "Pines Fountain", a lit, dancing water fountain and major family attraction. It has a diverse tenant mix including:

- Starbucks
- Massages Green
- City Vet
- Jakes Hamburgers
- Edward Jones
- Subway
- Club Pilates
- Kroger Fuel Center
- Sunstone Yoga

PROPERTY OVERVIEW

Rental Rates:	\$20.00 - \$30.00 PSF
Available Space:	Please see Site Plan on next page
NNN's:	\$8.72 PSF
Finish-out Allowance:	Negotiable

TRAFFIC COUNTS

- Morriss (N): 14,104 CPD	- FM 3040 (E): 17,502 CPD
- Gerault (S): 20,676 CPD	- FM 3040 (W): 10,812 CPD

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	13,249	102,098	220,770
Median HH Income:	\$150,476	\$114,336	\$117,662



TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	Fiori	3,994	330	Flower Mound Nails	1,745	570	Urbano Taco Bar	3,436
110	Kolache and Donut	1,116	340	Massage Green	2,107	590	AVAILABLE	3,611
120	Edward D. Jones	1,336	350	Expedia Cruiseship Center	1,540	Lot 1A	Kroger Fuel Center	
130	AVAILABLE	1,977	360	High Stone Reflexology	1,774	600	RockBox Fitness	3,650
140	SK Arms	2,085	500	Smile Craft Dental	2,326	630	Jakes Hamburgers	4,393
200	City Vet	8,475	510	Sunstone Yoga	4,000	700	Pizza Hut	1,531
300	GG Hayden Salon	1,222	540	Orthopedia Physical Therapy	2,946	710	Subway	1,964
310	Any Lab Test Now	1,061	550	The Tutoring Center	1,001	720	Starbucks	1,750
320	Club Pilates	1,400	560	Mid Cities Martial Arts	2,286			

SITE PLAN

