

**NOW
LEASING**

The Gallery

GRAPEVINE'S #1 RETAIL CORNER

**GRAPEVINE HISTORICAL DOWNTOWN DISTRICT ■ COMPLETE REDEVELOPMENT
#1 A++++CORNER IN GRAPEVINE! FAMILY ORIENTED CITY!**

129 South Main St. ■ Grapevine, Texas 76051

SE Corner of Northwest Hwy/Main Street and NE Corner of Main St./Wall St.



PROPERTY INFORMATION

- Approx. 20,000 s.f. of retail space
- Extremely high visibility
- Heavy Foot Traffic
- Long waiting list for ANY retail space that ever comes available on Main St.
- Wonderful Historic District
- Great Traffic Counts
- Numerous restaurants, theaters, wine tasting rooms, art galleries, boutiques, antique stores, jewelry stores, etc.
- Many Festivals on Main St. including GRAPEFEST, which draws over a quarter million people.



CONTACT:

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DIVERSE ■ CREATIVE ■ DISTINCTLY DIFFERENT

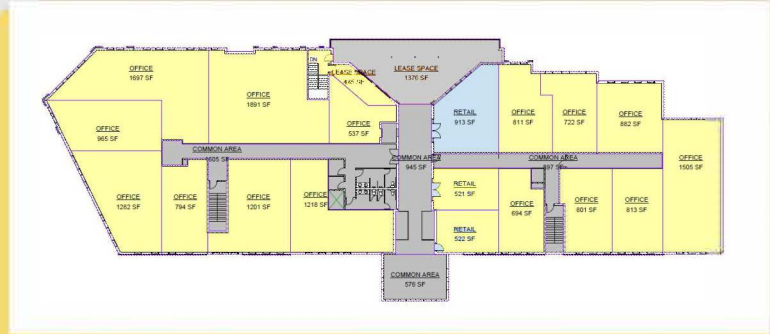
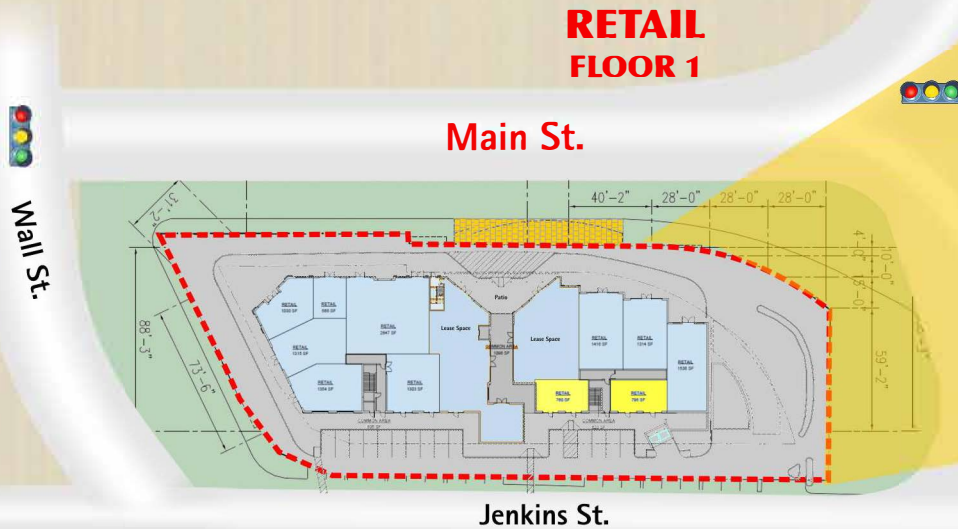
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**REDEVELOPMENT PLANS
FLOORS 1 AND 2**

**OFFICE
FLOOR 2**



TOTAL LEASABLE AREA:				
	RETAIL	OFFICE	REST/ LEASE	COMMON
LEVEL 1	16,430	0	3,445	2,302
LEVEL 2	1,655	15,352	3,106	3,797
TOTAL	18,085	13,352	6,551	6,099
PERCENTAGE	39%	34%	14%	13%
TOTAL GSF	46,087 GROSS SF			

DEMOGRAPHICS:

	3 Mi.	5 Mi.	10 Mi.
Population:	36,219	97,415	675,686
Avg. HH Inc.:	\$87,566	\$121,983	\$94,021
Avg. Age:	35.0	34.09	34.03

TRAFFIC COUNTS:

39,850 VPD

Building Area Legend

-  COMMON AREA
-  OFFICE
-  RETAIL

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Church
Parking Lot

Wall St.

City Owned Parking Lot



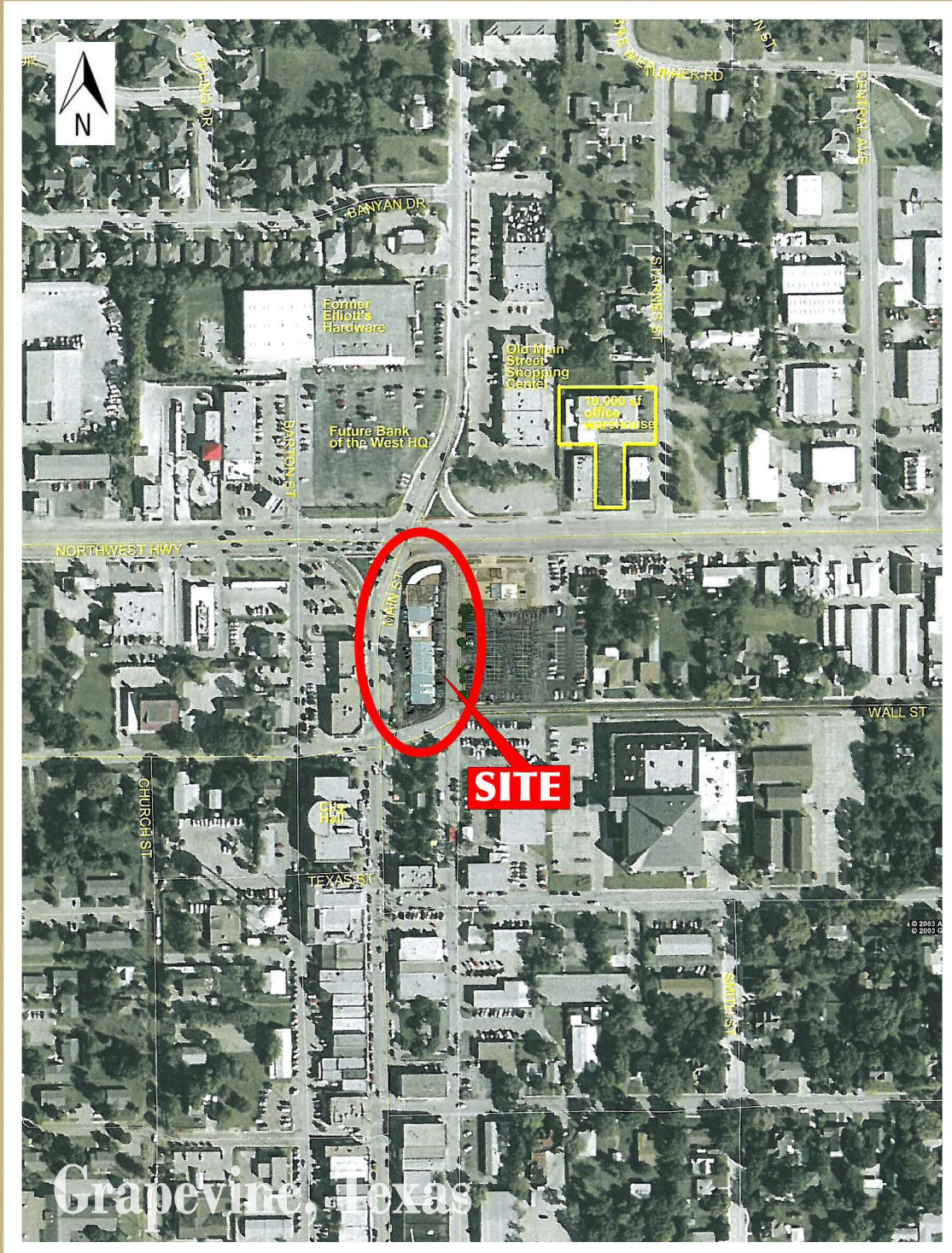
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