



## FAMILY-ORIENTED TENANT MIX

Pines of Flower Mound opened in late 2006 and is anchored by a Kroger Signature Store. Featured at the shopping center is the "Pine's Fountain", a lit, dancing water fountain and major family attraction. It has a family-oriented tenant mix consisting of over 25 tenants including:

- Starbucks
- Le Peep's Grill
- City Vet
- Agave Azul
- Pizza Hut
- Subway
- Twelve Stones
- Sunstone Yoga

## PROPERTY OVERVIEW

Rental Rates:	\$20-25.00 psf
Available Space:	1,977 - 3,560 sf
Triple NNN:	\$7.30 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

	1Mile	3Mile	5Mile
Population:	13,051	88,679	191,477
Median Age:	30	31	31
Median HH Income:	\$104,571	\$87,147	\$81,272

For leasing information:

RYAN STEWART  
214.215.0277  
ryan@rosebriar.com

rosebriar.com

## TENANT ROSTER

SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
100	Twelve Stones	330	Flower Mound Nails	570	Pho 7 Vietnamese Cuisine
110	Kolache and Donut	<b>340</b>	<b>2,107 SF Available</b>	560	Mid Cities Martial Arts
120	Edward D. Jones	<b>350</b>	<b>1,540 SF Available</b>	590	Le Peep's Grill
<b>130</b>	<b>1,977 SF Available</b>	360	Hair Diddle Diddle	<b>600</b>	<b>3,650 SF Available</b>
140	Private Workout	500	Dazzle Dental	630	Agave Azul
200	City Vet	510	Sunstone Yoga	700	Pizza Hut
300	Azure Salon	540	Orthopedia Physical Therapy	710	Subway
310	Data Doctors	550	Tutoring Center	720	Starbucks
320	PostNet				

## SITE PLAN

