



SIZE

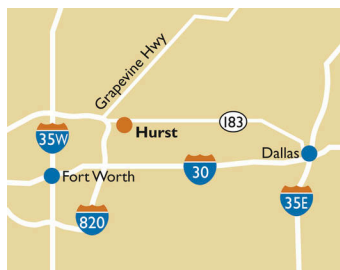
230,778 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	9,404	103,063	279,410
<b>Households</b>	3,722	40,707	106,462
<b>Median HH Income (\$)</b>	108,832	92,934	95,748

MAJOR TENANT(S)

Tom Thumb  
Ollie's Bargain Outlet  
Planet Fitness



LOCATION

602-754 Grapevine Highway | Hurst, TX 76054

PROPERTY HIGHLIGHTS

- Strong anchor mix with Tom Thumb, Planet Fitness and Ollie's.
- Property has excellent exposure to Grapevine Highway with more than 29,500 VPD plus another 26,600 VPD on Norwood Drive
- Located in Hurst, Texas, a strong growth corridor of northeast Fort Worth with solid demographics

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# MAYFAIR VILLAGE

602-754 Grapevine Highway | Hurst, TX 76054

SPACE	TENANT	SQ. FT.							
0602	Sinai Urgent Care	4,108 SF	0612B Tom Thumb Fuel	4,200 SF	0664 V Star Nails & Spa	2,000 SF	0688	Moses Animal Clinic	1,650 SF
0606A	Mobility Credit Union	1,625 SF	0650 Up and Air Trampoline and Adventure Park	20,000 SF	0665 Ollie's Bargain Outlet	30,076 SF	0690	Vampire Penguin	900 SF
0608	Meineke Car Care Center	4,440 SF	0652 Nerdhalla Games	2,640 SF	0666 Planet Fitness	20,000 SF	0692	Electric Beach Tanz	1,000 SF
0608A	Aspen Dental	1,587 SF	0654 Total Med Solutions	3,120 SF	0670 Richards Custom Jewelers	2,435 SF	0696	Tax Pros	1,015 SF
0608B	AaBR Hair Salon	923 SF	0656 American Airlines Federal Credit Union	2,897 SF	0672 Merle Norman Cosmetics	1,165 SF	0698	The UPS Store	1,900 SF
0608C	Mathnasium	1,651 SF	0658 Fishtail	1,928 SF	0674 Hurst CBD	1,579 SF	0700	Scooter's Coffee	544 SF
0612A	Tom Thumb	59,313 SF	0660 Herbs Modern Indian Cuisine	3,313 SF	<b>0678 AVAILABLE</b>	<b>6,971 SF</b>	0714A	Bacon's Bistro and Cafe	4,172 SF
					0686 New Leaf Chiropractic	1,468 SF	0714B	Salons on the Hill	7,282 SF
							<b>0714C AVAILABLE</b>	<b>2,845 SF</b>	
									<b>0722 La Bistro Italian Grill</b>
									3,000 SF
									<b>0724 Pho One Restaurant</b>
									2,728 SF
									<b>0728 Honey Baked Ham</b>
									2,745 SF
									<b>0732 AVAILABLE</b>
									<b>2,429 SF</b>
									<b>0734 Sew it Up</b>
									2,450 SF
									<b>0745 HobbyTown USA</b>
									5,043 SF
									<b>0750 NTA Taekwondo</b>
									5,955 SF
									<b>0754 Woodcraft</b>
									7,681 SF
									<b>TOTAL SQ. FT.</b>
									230,778

### SITE LEGEND

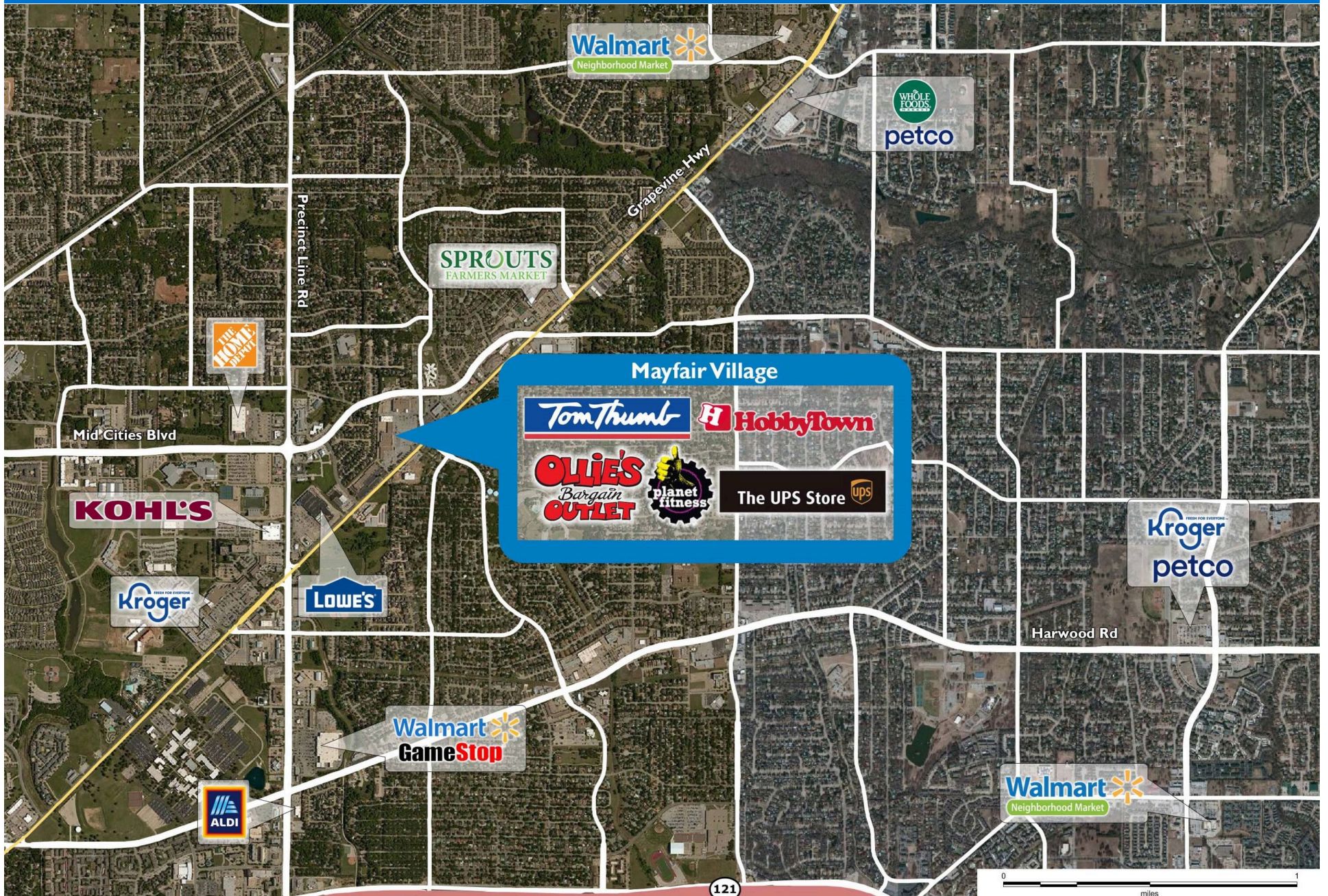
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# MAYFAIR VILLAGE

602-754 Grapevine Highway | Hurst, TX 76054



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.862304

Longitude: -97.178612

Mayfair Village Hurst, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,404	103,063	279,410
	2028 Projected Population	9,114	103,442	277,548
	2010 Census Population	8,520	93,506	249,535
	2000 Census Population	8,859	89,132	225,375
	1990 Census Population	7,174	78,148	181,520
	Historical Annual Growth 1990 to 2000	2.13%	1.32%	2.19%
	Historical Annual Growth 2000 to 2010	-0.39%	0.48%	1.02%
	Estimated Annual Growth 2010 to 2023	0.72%	0.71%	0.83%
	Projected Annual Growth 2023 to 2028	-0.62%	0.07%	-0.13%
	Median Age	49.1	42.7	41.1
Households	Q4 2023 Estimated Households	3,722	40,707	106,462
	2028 Projected Households	3,611	40,815	105,761
	2010 Census Households	3,326	37,424	96,143
	2000 Census Households	3,203	34,166	84,165
	1990 Census Households	2,425	29,059	67,052
	Historical Annual Growth 1990 to 2000	2.82%	1.63%	2.30%
	Historical Annual Growth 2000 to 2010	0.38%	0.91%	1.34%
	Estimated Annual Growth 2010 to 2023	0.82%	0.61%	0.74%
	Projected Annual Growth 2023 to 2028	-0.61%	0.05%	-0.13%
	Population per Household	2.50	2.52	2.61
Population by Race	White	74.1%	67.1%	62.8%
	Black or African American	3.9%	6.7%	8.1%
	Asian & Pacific Islander	5.6%	4.2%	6.2%
	Other Races	4.6%	4.7%	5.0%
	Hispanic Population	11.8%	17.3%	17.9%
Income	Average Household Income	\$132,174	\$123,336	\$130,035
	Median Household Income	\$108,832	\$92,934	\$95,748
	Per Capita Income	\$52,836	\$48,881	\$49,740
Education (Age 25+)	Elementary	0.5%	2.2%	2.5%
	Some High School	1.6%	3.3%	3.9%
	High School Graduate	13.6%	19.3%	19.2%
	Some College	23.2%	24.9%	23.2%
	Associates Degree Only	12.3%	8.7%	8.5%
	Bachelors Degree Only	33.2%	28.1%	28.5%
	Graduate Degree	15.6%	13.5%	14.2%
Business	Number of Businesses	418	3,065	7,050
	Total Number of Employees	4,509	36,795	91,962
	Employees per Business	10.78	12.00	13.04
	Residential Population per Business	22.47	33.62	39.63

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.