



The Pines of Flower Mound

Available For Lease



AVAILABLE:

- ◆ 1,969sf ~ 2,107sf
1,001sf ~ 4,300sf
- ◆ 2nd Gen. Rest.
- ◆ Endcaps with street signage!
- ◆ Co-Tenants:
Kroger
Starbucks
Subway
Agave Azul
Dog Lofts
Lazy Dogz
Rita's Ice
City Vet

BUILDING 5



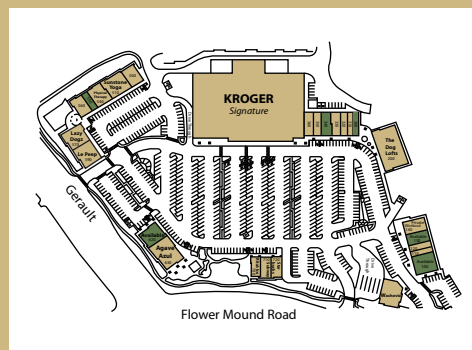
BUILDING 3



BUILDING 6



SITE PLAN



Traffic Counts

- ◆ Morriss/Gerault 38,780 CPD
- ◆ FM 3040 23,314 CPD

Demographics

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

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