



SIZE

230,778 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,582	99,336	271,104
Households		
3,378	39,779	104,231
Median HH Income (\$)		
106,806	84,785	88,501

MAJOR TENANT(S)

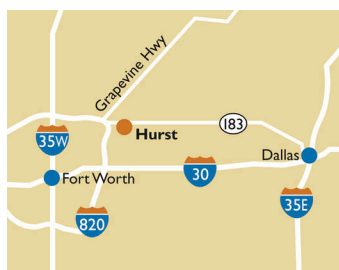
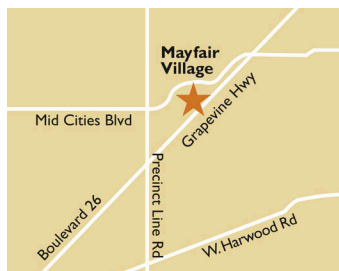
Tom Thumb
Ollie's Bargain Outlet
Planet Fitness
Tom Thumb Fuel

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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



MAYFAIR VILLAGE

602-754 Grapevine Highway | Hurst, TX 76054

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

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

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Mayfair Village Hurst, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,582	99,336	271,104
	2027 Projected Population	8,397	98,693	271,108
	2010 Census Population	8,277	93,533	249,859
	2000 Census Population	8,481	88,825	226,619
	1990 Census Population	7,026	78,217	181,899
	Historical Annual Growth 1990 to 2000	1.90%	1.28%	2.22%
	Historical Annual Growth 2000 to 2010	-0.24%	0.52%	0.98%
	Estimated Annual Growth 2010 to 2022	0.28%	0.47%	0.64%
	Projected Annual Growth 2022 to 2027	-0.43%	-0.13%	0.00%
	Median Age	50.0	41.9	40.4
Households	Q2 2022 Estimated Households	3,378	39,779	104,231
	2027 Projected Households	3,308	39,497	104,138
	2010 Census Households	3,245	37,463	96,157
	2000 Census Households	3,092	33,984	84,809
	1990 Census Households	2,297	29,246	67,352
	Historical Annual Growth 1990 to 2000	3.02%	1.51%	2.33%
	Historical Annual Growth 2000 to 2010	0.49%	0.98%	1.26%
	Estimated Annual Growth 2010 to 2022	0.31%	0.47%	0.63%
	Projected Annual Growth 2022 to 2027	-0.42%	-0.14%	-0.02%
	Population per Household	2.50	2.48	2.59
Population by Race	White	79.3%	72.8%	69.3%
	Black or African American	3.4%	5.5%	6.5%
	Asian & Pacific Islander	4.9%	3.7%	5.3%
	Other Races	2.9%	2.9%	3.3%
	Hispanic Population	9.5%	15.1%	15.7%
Income	Average Household Income	\$126,700	\$112,016	\$119,638
	Median Household Income	\$106,806	\$84,785	\$88,501
	Per Capita Income	\$50,525	\$45,042	\$46,160
Education (Age 25+)	Elementary	0.4%	2.4%	2.5%
	Some High School	1.7%	3.4%	4.0%
	High School Graduate	14.6%	19.4%	19.3%
	Some College	24.0%	24.7%	23.3%
	Associates Degree Only	11.0%	8.8%	8.6%
	Bachelors Degree Only	32.7%	28.6%	28.5%
	Graduate Degree	15.6%	12.8%	13.8%
Business	Number of Businesses	319	2,875	6,591
	Total Number of Employees	4,027	42,007	98,145
	Employees per Business	12.62	14.61	14.89
	Residential Population per Business	26.89	34.55	41.13

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