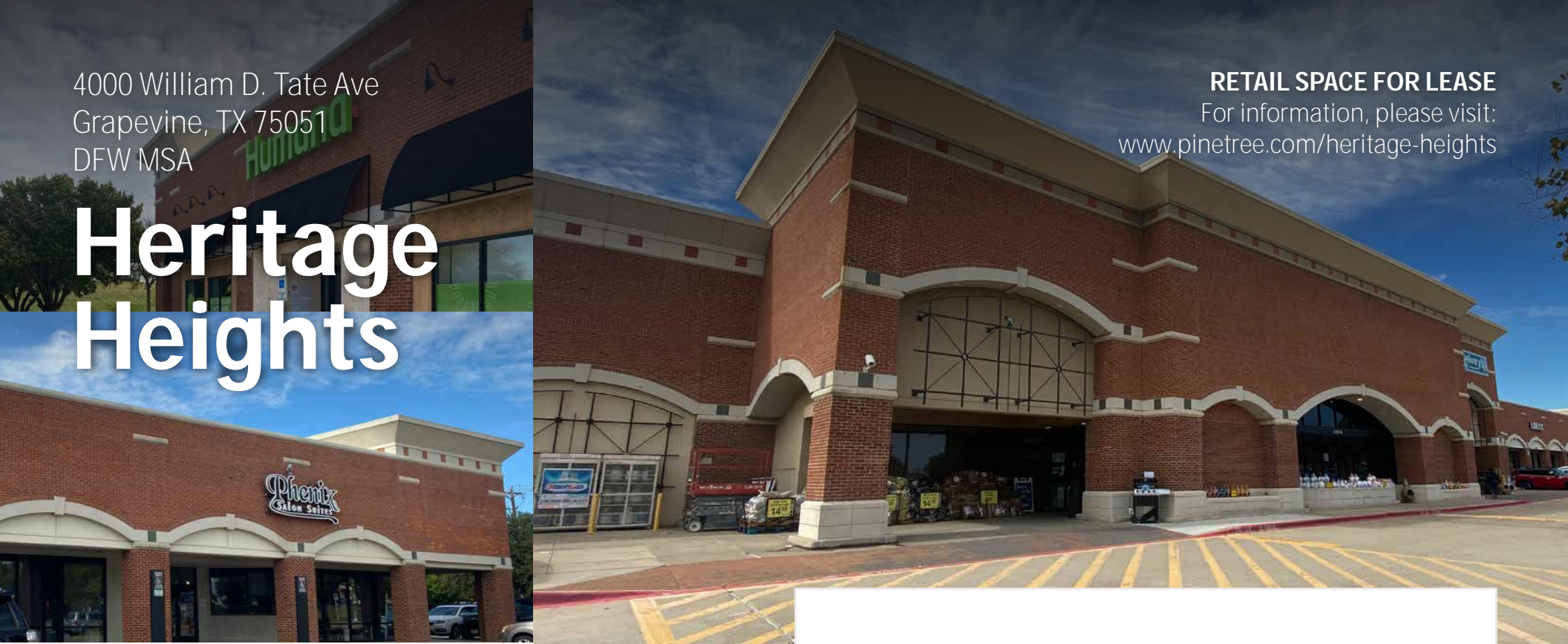


4000 William D. Tate Ave
Grapevine, TX 75051
DFW MSA

Heritage Heights

RETAIL SPACE FOR LEASE
For information, please visit:
www.pinetree.com/heritage-heights



FEATURES

- The 92,521-square-foot Heritage Heights features unmatched exposure along Highway 121.
- Grapevine boasts an excellent live, work, play environment as it is home to nearly 2,900 businesses, neighbors Dallas-Fort Worth International Airport and boasts a quality of life which embraces culture, tourism, community and natural beauty.
- The city's ideal central DFW location, less than 20 miles from downtown Fort Worth and downtown Dallas, its pro-business economy, and numerous attractions has allowed it to attract thousands of businesses and residents over the past decade.

Phenix
SALON SUITES®

Humana

View more storefront and aerial photos at:
www.pinetree.com/heritage-heights

Leasing Contact
Tim Roe - EVP, Leasing

✉ troe@pinetree.com
☎ (847) 574-3322

Pine Tree
40 Skokie Blvd, Suite 610
Northbrook, IL 60062

www.pinetree.com
info@pinetree.com

Pine Tree

Tenant Roster

UNIT	TENANT	SF
1	Available	62,139
100	Big Foot Reflexology & Massage	1,400
104	Deluxe Nail Spa	1,050
108	Bacon's Bistro	1,580
112	Monaghan's Martial Arts	1,960
116	Phenix Salon Suites	4,530
122	Colleyville Fine Dry Cleaning	2,800
200	Cotton Patch Café	2,910
208	Humana	6,152
2111	Available	3,020
4100	Bank of the West	4,000



Heritage Heights



Hall Johnson Rd

TX-121 / William D Tate Ave

LEGEND

- AVAILABLE
- NOT A PART
- NOT A PART

Pine Tree

Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis



Total Population	Total Households	Avg Household Income	Total Visits
211.7K	85.2K	\$121.7K	903.7K

Ethnicity	
Asian	7.98%
Black/African-American	8.94%
Hispanic/Latino	16.59%
White/Caucasian	63.43%
Other	3.06%

Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.